

CITY OF BELLFLOWER

2021-2029 Housing Element



HCD Review Draft
July 2021

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1. Introduction

1.1 – Housing Overview

1.1.1 – Historical Perspective

The City of Bellflower is a full-service City with more than 78,000 residents located in southern Los Angeles County. As shown in **Figure 1**, Bellflower is located near and adjacent to the Artesia Freeway (SR-91) and the San Gabriel River Freeway (I-605).

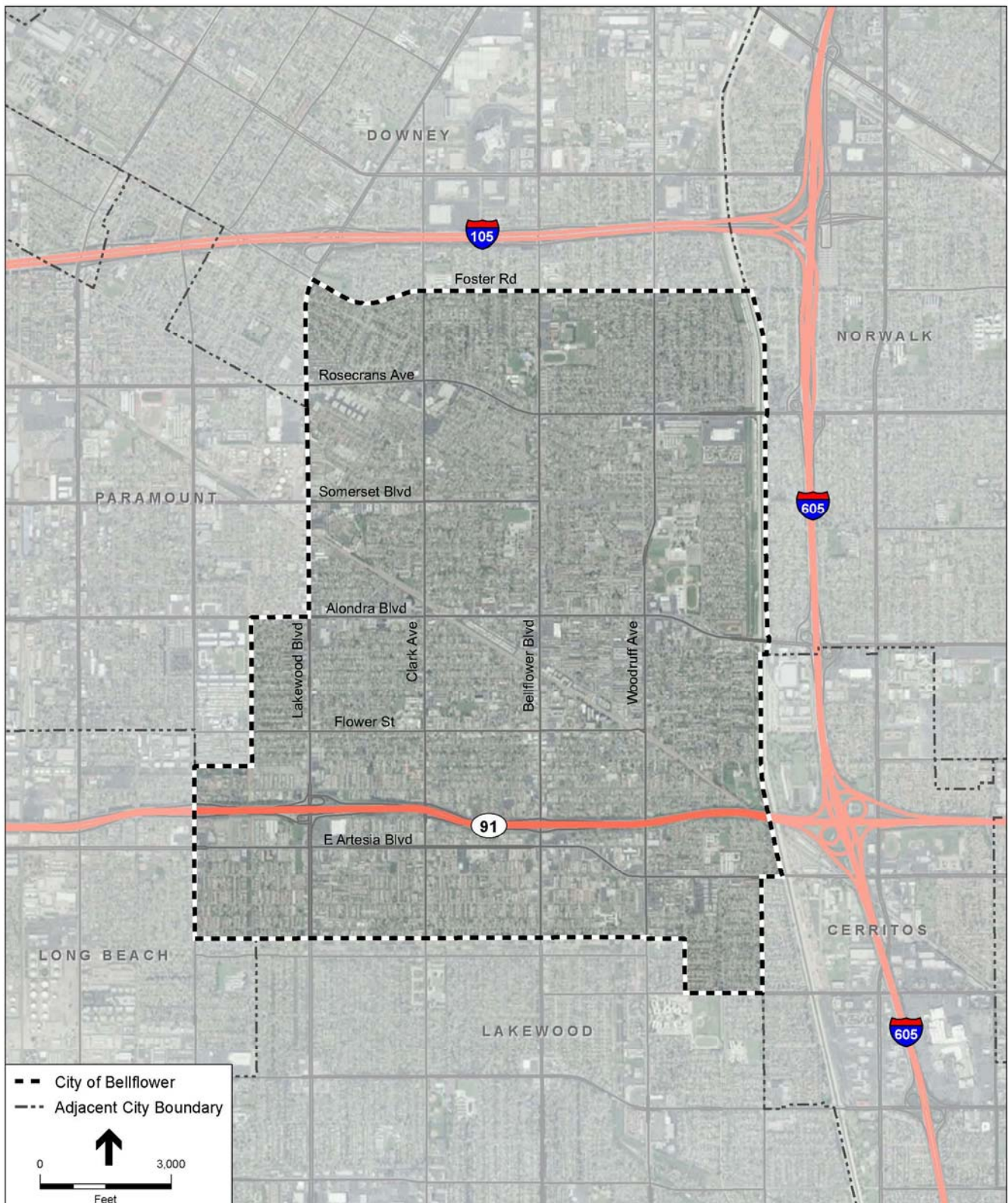
While not incorporated until 1957, development in the Bellflower area began in the early 1900's with Frank E. Woodruff's purchase of 1,000 acres, known as Somerset Ranch, to operate as a farm. When the property did not return the profit he expected, the ranch was subdivided into one-acre farms occupied by dairy farmers of Dutch, Japanese, and Portuguese descent. The entire area was subject to annual flooding when the San Gabriel River would swell from winter rains or spring thaws and travel down the middle of what is now Bellflower Boulevard. Early residents recall sometimes rowing from island to island in Bellflower during the rainy season.

In 1909, a petition was granted to form the Somerset School District and to establish a post office. The postal authorities granted the post office but rejected the name because there was already a Somerset, Colorado in existence. As a result, the City named itself Bellflower. The most common explanation of how the name Bellflower was decided upon for the City, is the relation to the orchard of Bellefleur apples grown by pioneer settler William Gregory in the north part of town (meaning literally "beautiful" flower in French rather than "bell" flower). The new school was the main draw for families to settle in the community that became Bellflower. Before the school was built, children had to go to neighboring towns for schooling, which was a serious drawback to the area. The school was Bellflower's first public building and embodied what were then the latest technology and ideas in school construction.

Between 1908 and 1912, Bellflower experienced a population increase from an estimated 100 to 1,200 residents. There was a general store, a school, a post office, affordable lots, and access to the City of Los Angeles. Bellflower operated under the County government for 45 years. Development was slow through the 1910s and according to the U.S. Census, there were only 1,500 residents in 1920. In the 1920s, new sources of prosperity coupled with agricultural expansion caused the population to increase reaching 6,710 residents by 1930.



Figure 1: Bellflower Location Map





The increase in population created new businesses, new schools, and new churches. The aerial image shown in **Figure 2**, illustrates the Downtown core along Bellflower Boulevard and neighborhoods to the south in 1938 - the City was predominantly an agricultural community. In the 1940s, Bellflower's population surged from 11,000 to 44,000. Households doubled up and homeowners felt obligated to rent out their extra rooms due to the lack of available housing.

Figure 2: City of Bellflower circa 1938



Source: Bellflower, California as of May 24, 1938 (Courtesy of the UC Santa Barbara Library)



The City served as primary apple and milk production centers for Southern California, until soaring post-World War II property values forced most of the farmers to move east to the Dairy Valley/Dairyland area (now the cities of Cerritos, La Palma, and Cypress). These farms were quickly converted into large housing subdivisions for Los Angeles' growing population that worked in the region's skilled industrial and service sectors. After Bellflower was incorporated in 1957 as California's 348th City, its gradual metamorphosis from an agricultural center to residential suburb continued. In the 1950s, large tracts of homes can be seen in the southern portion of the City, with a mix of tract housing and agricultural land in the north. From the 1950s through the late 1960s, Bellflower Boulevard, the City's main thoroughfare, was a thriving commercial strip for shopping. **Figure 3** illustrates the development of new residential tract homes in the northern portion of the City, replacing historic agricultural uses.

Numerous retail stores and franchise restaurants began on Bellflower Boulevard, which also featured boutiques, arts and crafts shops, alongside larger department stores and banks. In its prime, Downtown Bellflower was the main shopping district for small farming communities that dotted southeastern Los Angeles County. The Downtown's success was hindered, however, when the Artesia Freeway was built in the mid-1970s, cutting the area in half. Over the next two decades, as neighboring communities brought in big-box retailers and strip malls, Bellflower Boulevard refused to do so and was drained of its vitality. In the early 1990s, Bellflower sat on the verge of bankruptcy.

The City is also bisected by the Santa Ana Line of the Los Angeles Interurban Railway which was established in 1905. Pacific Electric leased the line starting in 1908 and purchased it in 1911 running trains from Downtown Los Angeles to Santa Ana, the County seat of Orange. By 1950, service had halved from its peak only five years earlier and the line was cut back to a minor station in Bellflower, becoming the Bellflower Line. The service was then disposed of by Pacific Electric, being taken over first by Metropolitan Coach Lines in 1953 before being commuted to the Los Angeles Metropolitan Transit Authority in 1958, the same year it was discontinued; the last train ran on May 24, 1958. Looking forward, LA Metro, has developed the West Santa Ana Branch Transit Corridor Plan to reactivate part of the corridor in Los Angeles County for expanded service. The section between Bellflower station and former Paramount station will be rehabilitated and connected to a new service eventually terminating downtown, though via a different routing than the former Santa Ana Line.

By 2010, there were a total of 24,896 dwelling units in the City, a 0.8 percent increase from the 2000 Census. Nearly 10 years later, the California Department of Finance estimates that in 2020 there were 25,097 housing units, an increase of only 201 units. Generally, the City of Bellflower is a densely populated city. Based on the 2010 Census it was the 25th most densely populated city in the United States, of cities over 50,000 residents and the 8th most densely populated city in California. The history of the City is pertinent to later discussions in **Section 4.5**, regarding development patterns and access to opportunity.



Figure 3: City of Bellflower circa 1952/53



Source: [Historic Aerials by NETR online](#) - Bellflower, California – Circa 1952/53



1.1.2 – Demographics

Located in southeast Los Angeles County, the City of Bellflower encompasses 6.1 square miles. Since its incorporation in 1957, Bellflower's population steadily increased from 45,909 residents in 1960 to an estimated 78,110 residents in 2020.

Based on the U.S. Census, since 1990, the City's population has become more ethnically diverse with an increase of African Americans, American Indians, Eskimos or Aleuts, Asians or Pacific Islanders, and other races (including individuals who are two or more races). In addition, household sizes have grown larger, while the number of housing units has increased at a slower rate. Employment-generating business sectors and occupations are undergoing change, with Bellflower's workforce, and the pandemic and previous economic downturn has created high unemployment rates. According to the U.S. Department of Labor, as of October 2020, the unemployment rate in Bellflower was approximately 15 percent (the unemployment rate for Los Angeles County was 12.1 percent and the unemployment rate for the U.S. was approximately 6.9 percent). Approximately 63 percent of Bellflower's housing units are rental units and 37 percent are ownership units.

Bellflower is surrounded by the cities of Downey (north), Norwalk (northeast), Cerritos (southeast), Lakewood (south), Long Beach (southwest), and Paramount (northwest). In comparison to the six neighboring cities, Bellflower ranks fourth in population size and sixth in geographic area, but ranks first as the densest, with nearly 12,357 persons per square mile.

1.1.3 – Housing Stock

According to the 2015-2019 American Community Survey (ACS) 5-Year Estimates, there were roughly 25,000 dwelling units in the City. Nearly half of the City's housing stock consists of single-family, detached, dwelling units. As the City plans for future housing activity, it is important to note that 82.7 percent of Bellflower's housing stock was constructed before 1970, making the majority of the housing stock more than 40 years old, and may be in need of repair or rehabilitation now or in the near to mid-term future. The 2019 ACS estimates that more than half of the City's housing stock was estimated to be over 50 years old.

Despite the limited availability of vacant residentially zoned land in the City, Bellflower has experienced modest housing growth over the past several decades. Through various incentive programs, the City has encouraged larger underutilized parcels, including large residential estate/agricultural parcels to be recycled and divided into smaller parcels for new single-family homes or consolidated for the development of larger projects.

As a successfully developed community, Bellflower will focus on preserving and enhancing its existing housing stock, while encouraging and facilitating compatible



higher density development to meet identified housing needs within the 2021-2029 Housing Element. Housing goals, policies and programs will aim to preserve the condition of the existing housing stock, develop new housing in specific targeted growth districts, provide affordable housing opportunities for all income groups, and improve the quality of life in the City's neighborhoods.

1.2 – Housing Element State Law

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every five years.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

Various amendments have recently been made to Housing Element law. These include:

- **SB 330 – Housing Crisis Act of 2019 and Changes to Permit Streamlining Act & Housing Accountability Act** – is designed to speed up housing construction by reducing the time it takes to obtain building permits, limiting fee increases on housing applications, and requires that a local agency makes specified written findings based on evidence to deny an affordable housing development.
- **AB 678, AB 1515, AB 3194, SB 330 – Housing Accountability Act** – Expands and strengthens the provisions of the Housing Accountability Act by establishing limitations on a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.
- **AB 1397, AB 1486, AB 686, SB 6 – Housing Element Sites Inventory** – Modifies the format and level of scrutiny of a jurisdiction's inventory of land suitable and available for residential development to meet the regional housing need by income level.
- **AB 686 – Affirmatively Furthering Fair Housing** - All housing elements must now address how they are Affirmatively Furthering Fair Housing and promoting housing opportunities throughout the community for protected classes.
- **AB 881, AB 68, and SB 13 - Accessory Dwelling Units** – Updates and clarifies



requirements and laws regarding the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU) to address barriers to development.

- **AB 1763 – Density Bonuses for Affordable Housing** – Provides increased density and incentives for the production of developments that include moderate-income housing and additional incentives for affordable developments within ½ mile of a transit stop.
- **AB 1505 - Rental Inclusionary Housing Ordinances** - Authorizes the legislative body of any city or county to adopt an inclusionary housing ordinance that includes residential rental units affordable to lower- and moderate-income households
- **SB166 – No Net Loss Law** – Requires jurisdictions to maintain an inventory of sufficient adequate sites that can meet their remaining unmet housing needs based on their Regional Housing Needs Allocation, especially for lower- and moderate- income households
- **AB 101 and SB 234 - Established “Uses by Right”** – Requires jurisdictions to amend the Zoning Code to allow Low Barrier Navigation Center development to be a use by right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements and allows large family daycare home to be treated as a residential use of property for purposes of all local ordinances.
- **AB 1486, SB 6, and AB 1255 – Expansion of Surplus Land Act and Reporting** - Promotes changes to the Surplus Land Act to turn unused public land into a public good by redeveloping unused public land into sites for affordable housing.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

1.3 – Public Participation

The California Government Code Section 65583(c)(6) requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City of Bellflower’s website, and a hard copy was available for review at City Hall.

On March 18, 2021, the City held a virtual joint study session with the Planning Commission and City Council from 10-11:30 am. The public and stakeholder groups were invited to attend and participate. The event was noticed on the City’s Planning and Building Services Department webpage, via social media including Facebook and Instagram,



and emailed to individual stakeholders, including local service providers, affordable housing developers, and other community organizations. The joint study session sought to inform the Planning Commission, City Council, residents, and interested stakeholders of the 2021-2029 Housing Element update process, the required contents of the element, discussed early strategies to meet the City's regional housing need allocation, and solicited feedback from the Council, Commission, and community members on these strategies and other housing needs in Bellflower. The meeting was attended by all Councilmembers and Commissioners as well as five members of the public, including representatives from Kingdom Causes, a non-profit service provider in the City. During the meeting, National CORE gave a presentation on the Housing Element update and City staff presented the Housing Opportunity Areas that were being considered to accommodate the City's Regional Housing Needs Allocation (RHNA). Translation services are offered at all City meetings and were available, but not requested at the March 19th meeting.

The purpose of the meeting was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the study session and public hearings. Questions and comments during the meeting focused on the Housing Opportunity Areas being considered for housing, timeline and approval process of the Housing Element, and how the community outreach/engagement being done to adhere to COVID-19 restrictions. City Councilmembers and Planning Commissioners noted the importance of community engagement and participation and requested materials from the meeting continue to be posted on the main page of the City's website.

The City's efforts to engage the public about the overall Housing Element update effort included posting informational materials on their website and social media platforms. These materials included a Housing Element 101 video, Frequently Asked Questions (FAQ) on the Housing Element update process, a demographic flyer on the City of Bellflower, and a survey with questions specific to housing. These materials can be found in Appendix A. All materials were available starting in early March and the survey was left open for approximately six weeks from March 30 to May 15, 2021. Additionally, on April 29th, the City sent an email to community stakeholders informing them of the Housing Element Update and requested their engagement and input through the survey. Stakeholders included developers, nonprofit organizations and other community groups, including: City Ventures, Province Group, Olson Company, Harbor Regional Center, Benevolent and Protective Order of Elks, Moose Lodge, Mercy House, Ventana Homes, City Net, Serrano Development, Veneklasen Associates, Strategic Legacy Investment Group, Larsen, Gangloff and Larsen, C.P.A.s, Red Mountain Group, and Property Management Advisors. The Housing Element informational materials remain available on the City's website to ensure residents have ongoing access to this information.

To engage the community and understand housing issues and needs in the City, a housing survey was developed and circulated for six weeks in Spring 2021. Over this period, a total of 53 responses were received. Questions included on the survey can be found in Appendix A.



According to the survey, most respondents (89 percent) were residents of the City of Bellflower. Others were either employed in the City (6 percent), were a stakeholder or service provider (4 percent) or other. Of those that were residents of the City of Bellflower, most were longtime residents having lived in the City for over 25 years while others have only lived in the City for 3 years or less. Additionally, the majority of those who responded to the survey were homeowners (63 percent) versus renters (29 percent). Another 9 percent of respondents were individuals who do not pay rent or own and may be living with relatives free of charge, for example.

Participants were asked about the most important housing issues they believe the City of Bellflower is facing. The primary concern that respondents raised were increased home ownership opportunities, access to services, and access to open spaces such as parks and community centers. A quarter of respondents stated that increased rental opportunities were of least priority to them while another 25 percent of respondents claimed that affordable rent and housing payments were of most importance, which indicates that affordability and opportunities for ownership were high on respondent's priority list.

When asked about where to locate future housing to accommodate the City's fair share of housing, roughly half of the respondents provided suggestions. Most respondents indicated that future housing should be located on currently unused properties that have been vacant or unimproved. Examples included old motels and a vacant Kmart site. Other suggestions included northern Bellflower, as well as the Artesia and Bellflower Boulevard corridors. Furthermore, respondents were asked what types of housing they felt were needed to balance housing stock. Most responses (57 percent) indicated that larger single-family homes of 3 bedrooms and larger were needed, followed by small and medium single-family homes (43 percent), while 30 percent said they would prefer to see rental senior housing or emergency homeless shelters (28 percent). Approximately 20 percent of respondents also felt that more rental apartment homes were needed to balance the City's existing housing stock.

The survey also inquired about accessory dwelling units in the City, to which 79 percent of respondents stated that they do not currently have a secondary or accessory dwelling unit. However, 11 percent of respondents said they were interested in adding an accessory dwelling unit to their property, and 8 percent of respondents said they do have an ADU. Of those 8 percent, 6 percent currently rent their ADU out and 2 percent use their ADU for extended work or living space, such as a home office or workspace. Based on the responses, rental prices for ADUs ranged from as low as \$950 to \$2,000 monthly with an average of \$1,000 a month.

To gauge strategies to maintain communities throughout the City, respondents were asked what they thought would improve neighborhoods. Most respondents (66 percent) pointed to the need to create community maintenance standards as well as carry out stricter enforcement of current building and community standards (62 percent). Additional responses (38 percent) indicated that Business Improvement Districts should be created to maintain commercial and/or retail areas.



Finally, respondents had an opportunity to weigh in on other housing needs or challenges facing the City. Parting thoughts included statements around there being too many mobile home parks in certain areas; wanting to see less apartment structures; respondents not being in favor of ADUs as to avoid overcrowding existing neighborhoods; a need for first-time homebuyer programs; and a heightened need to preserve housing affordability in the City.

To engage elected officials and the community on the selection of Housing Opportunity Areas, the City held a Planning Commission meeting on April 5, 2021 focused on the parcels that should be considered to meet the City's Regional Housing Needs Allocation (RHNA) obligation. Planning Commission was supportive of Staff's recommendation. A subsequent City Council meeting was then held on April 12, 2021 to receive and file the revised Housing Opportunity Areas or discuss and take other action. The City Council also approved the Housing Opportunity Areas put forth by Planning Commission and Staff. To ensure outreach continues to extend to as many community members, particularly those of underrepresented population groups, the City has included Program 23. The program's goal is to conduct ongoing outreach to engage members of all socio-economic groups.

Following the confirmation of the Housing Opportunity Areas with the Planning Commission and City Council, City Staff transmitted a locational map and preliminary analysis on the future Housing Opportunity Areas to the California Department of Housing and Community Development. A follow-up meeting with HCD to go over the sites and the AFFH analysis was held on May 10, 2021.

Prior to sending the Housing Element draft to the State Department of Housing and Community Development (HCD) for review, the Draft Housing Element was made available to the public from June 22, 2021 to July 8, 2021. A hard copy of the Housing Element was made available at City Hall, and a link to the draft document was provided via email to stakeholder groups, on the City's website - https://www.bellflower.org/departments/planning/planning_division/6th_cycle_housing_element_update.php#, and on the City's social media pages. Several individuals who requested copies of the document for review were provided a direct link via email. No comments were received on the draft document.

After HCD has reviewed the Draft Element, additional hearings are planned before both the Planning Commission and City Council. Notification for these hearings will be published in the local newspaper, posted at prominent public facilities, posted on social media, and provided on the City's website in advance of each hearing.

1.4 – General Plan Consistency

The California Government Code requires that General Plans contain integrated, consistent sets of goals and policies. The Housing Element is, therefore, affected by development policies contained in other elements of the General Plan, in particular, the



Land Use Element. The proposed goals and policies of the Housing Element have been reviewed for consistency with the other elements of the adopted General Plan. As a result, the Housing Element is internally consistent with the balance of the General Plan. As portions of the General Plan are amended in the future, each of the elements of the General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.

1.5 – Organization of the Element

The Housing Element sets forth housing goals and policies for Bellflower to address the City's existing and projected housing needs. Specific housing programs to implement these goals and policies are identified in the Housing Program section of the updated document. The updated Bellflower Housing Element is comprised of the following major components:

1. Introduction: A background of the City of Bellflower's historical population and housing trends.
2. Housing Plan: Addresses the City of Bellflower's identified housing needs, including housing goals, policies and programs.
3. Quantified Objectives: Presents the anticipated and potential affordable housing development for the planning period starting in October 2021 and ending in October 2029.
4. Housing Profile: An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock.
5. Housing Constraints: Examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.
6. Housing Resources: Identifies the land, financial, and administrative resources available for the development and preservation of housing in Bellflower. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.
7. Progress Report: Reviews the previous Housing Element's programs, objectives, and actions that were to be implemented during the previous planning period.
8. Appendix A: Provides documentation of the public outreach activities conducted regarding the Housing Element update as presented in **Section 1.3, Public Participation**.
9. Appendix B: Provides unit capacity and parcel specific information for the sites identified in the **Section 6, Housing Resources**.

2. Housing Plan

For the City of Bellflower, the enduring objective is to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal, the Housing Plan identifies long-term housing goals and short-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2021-2029 planning period. Bellflower's housing goals, policies, and programs address the following five major areas:

1. Maintain and enhance the quality of existing housing and residential neighborhoods;
2. Provide a variety of housing types to accommodate special needs groups and all economic segments of the City;
3. Minimize the impact of governmental constraints on housing production and affordability;
4. Promote equal housing opportunities for all residents; and
5. Identify adequate sites to achieve a variety of housing.

Bellflower's Housing Plan for addressing unmet needs, removing constraints, and achieving qualitative and quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include programs that are currently in operation and new programs, which have been added to address the City's unmet housing needs.



Goal 1: Maintain and enhance the quality of existing housing and residential neighborhoods.

Continued maintenance and preservation of the existing housing stock in Bellflower is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multi-family housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

Policy 1.1: Monitor and enforce building and property maintenance code standards in residential neighborhoods including existing mobile home parks.

Policy 1.2: Maintain General Plan and Zoning Ordinance provisions that prevent the encroachment of incompatible uses into established residential areas, while providing for an appropriate mix of development.

Policy 1.3: Provide public facilities improvements where needed and particularly in the City's target "neighborhood improvement" areas.

Policy 1.4: Monitor housing conditions throughout the City in order to target and expand maintenance and rehabilitation efforts of existing renter- and owner-occupied housing units.

Policy 1.5: Actively engage in identifying substandard and deteriorating housing and take appropriate actions to ensure correction of the deficiencies or removal and replacement of those substandard units which cannot be rehabilitated.

Program 1 - Code Enforcement

The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Code Enforcement Division is responsible for enforcing City ordinances affecting property maintenance, building conditions, and other housing and neighborhood issues. The Code Enforcement Division proactively targets areas of concentrated rehabilitation needs within the City and will continue to respond to complaints and proactively enforce the zoning ordinance; housing, fire and building codes; and standards for landscaping to maintain safe and decent housing. The primary goal of regulation is to provide reasonable controls for maintenance, rehabilitation, preservation, and conservation of existing commercial and residential properties. The City handles approximately 50 complaints annually for structural violations on residential properties. Building code violations are referred to the Building Division



and to housing staff for rehabilitation assistance. Identified in the 2020-2025 Consolidated Plan, the City anticipates \$640,498 of CDBG funding will be available to provide code enforcement assistance. With CDBG focus areas, Code Enforcement directs residents to the City's home improvement programs, to encourage repairs, mitigate potential cost, displacement, and relocation impacts on residents.

Program Objective:

- Enforce and expand, where necessary, the property maintenance provisions embodied in the California Green Building Code and the Zoning Ordinance in order to conserve and improve the quality of housing units in the City.

Funding Source: General Fund, CDBG funds

Responsible Agency: Planning and Building Services

Time Frame: Ongoing, 2021-2029

Program 2 – Housing Rehabilitation

The City prioritizes housing program activities to address identified housing needs. Specifically, priority has been given to use of rehabilitation loans and grant monies to maintain and upgrade existing stock. In addition, the City uses CDBG and HOME funding sources to assist in improvements and expansions to the City's existing housing stock.

Priority is given to preservation and home ownership in Bellflower, due to the age of Bellflower's existing housing stock, the fact that the City has limited vacant land available, and the low rate of home ownership. Bellflower's Housing Rehabilitation Programs offer low- and moderate-income homeowners the opportunity to apply for small grants, rebates, deferred payment loans, and low interest rate loans to complete a wide range of property, structural, and energy/water conservation improvements on their properties. Examples of types of programs currently available include:

- Fix-it Grants: Available to senior citizens (62 years or older) and disabled residents. This grant provides up to \$5,000 in assistance for exterior repairs. This form of assistance can only be used once, and funds are available on a first come, first serve basis.
- Mobile Home Grants: These grants provide up to \$3,000 in assistance to very low-income applicants residing in mobile homes. Both exterior and interior improvements are eligible.
- Low Interest Deferred Loans: Under this program, principal and interest payments are deferred until the property is sold or title transferred. Approval of all deferred loans is at the discretion of the City's Loan Review Committee. The deferred loans are at an interest rate of 3 percent for up to \$5,000 or a 4 percent interest rate for any loans greater than \$5,000.



Deferred loans up to \$50,000 are available to senior citizens (62 years or older), single head of households who have a handicapped family member(s) and to handicapped homeowners, to remove physical barriers by providing ramps, accessibility to sinks, cupboards, and bathrooms.

Program Objective:

- Address property, structural, and energy/water conservation improvements for special needs, and low- and moderate-income homeowners in the City. Annually, the City anticipates that roughly \$250,000 of HOME and CDBG funds will be administered annually based on funding availability.

Funding Source: CDBG and HOME funds

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 3 – Monitor and Preserve Affordable Housing

The City will continue to keep an inventory of affordable housing units and promote, through the Housing & Grants Division, the use of additional affordable housing assistance programs, as appropriate, for existing homes that are at risk of converting to market rate. When available, the City will utilize resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, Federal Department of Housing and Urban Development (HUD) Section 208/811 loans, and HOPE II and III Home Ownership programs to stimulate private developer and nonprofit entity efforts in the development and financing of housing for lower- and moderate-income households. The City will facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower- and moderate-income housing opportunities. Similarly, the City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.

Program Objectives:

- Maintain a list of affordable units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units.
- Collect information on units without deed restrictions to maintain affordable housing data and communicate with landowners and/or property managers of unrestricted units to encourage the establishment of an affordability covenant.
- Continue to pursue partnership opportunities with nonprofits to preserve



and expand affordable housing in the City.

- Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation including gap funding for nonprofit housing developers as intermediaries and for rental subsidy assistance (California Housing Finance Agency, State HCD, predevelopment funds, tax-exempt bonds, tax credits, CDBG, HOME, etc.)

Funding Source: CDBG, General Fund

Responsible Agency: Economic Development Department and Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 4 – Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with State regulations. The City will periodically distribute literature or post information on their website regarding energy conservation, including solar power, energy efficient insulation, appliance upgrade programs and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.

The City will encourage energy conservation devices in addition to those required by current building codes to be provided in new construction and major remodels, including, but not limited to lighting, water heater treatments, and solar energy systems, where they can be feasibly provided.

Furthermore, the City of Bellflower Climate Action Plan (CAP), adopted on December 10, 2012, Strategy 1: Building requires a concerted effort by government, utility companies, businesses, and individual homeowners to improve the performance of existing buildings to increase energy efficiency of their homes and businesses. Strategy 1 outlines ways to improve residential energy efficiency such as weatherization of existing building stock, projected renewable energy goals for Bellflower, solar rebate programs, energy efficient appliances, water efficiency and conservation, and increased diversion of waste. The City will promote energy efficient buildings in all residences based on the parameters set forth in Strategy 1 of the CAP.

Additionally, the City will encourage maximum utilization of Federal, State, and local government programs, including the County of Los Angeles Home Weatherization Program, Energy Savings Assistance Program and Energy Upgrade California that are intended to help homeowners implement energy conservation measures and, when funding is available, will seek to supplement them with additional money. As part of the Housing Preservation Program and the Home



Improvement Loan Program, outlined above, residents can apply for loans to increase the energy efficiency of their home. Lastly, the City will continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design. The City will continue to monitor technology advances, new materials and equipment and review new ordinances when appropriate.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029



Goal 2: Provide a variety of housing types to accommodate special needs groups and all economic segments of the City.

Bellflower is home to a number of groups with special housing needs, including seniors, large families, persons with disabilities including developmental disabilities, single-parent families, and extremely low-income households, among others. These groups may face greater difficulty in finding decent and affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, disability, or health issues. Incentive programs, such as the City's density bonus allowance for projects with affordable units continue to offer a cost-effective means of supporting affordable housing development.

Furthermore, Bellflower strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock offers many affordable options throughout the City. The intent of this goal is to assist in the provision of adequate housing to meet the needs of the community, including the needs of both renter and owner-occupied households.

Policy 2.1: Designate sufficient land in the General Plan Land Use Element and Zoning for the development of a range of housing types to meet the identified needs of all economic segments of the community, while providing a high quality of life for all residents.

Policy 2.2: Facilitate and encourage the development of affordable housing for seniors, large families, persons with disabilities, and other identified special housing needs.

Policy 2.3: Facilitate the provision of accessory dwelling units as a means of providing affordable rental housing in existing neighborhoods while ensuring compatibility with the primary unit and surrounding neighborhood.

Policy 2.4: Establish and implement procedures for the provision of density bonuses or other incentives for housing developments incorporating units affordable to lower-income households.

Policy 2.5: Assist private and nonprofit developers in providing affordable housing to lower-income residents and special needs groups.



Program 5 - Density Bonus

The State has recently passed several bills that change the State Density Bonus law. These include:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower-income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

The Planning and Building Services Department will review the Affordable Housing Incentives and Zoning Regulations and revise them to update density bonus provisions consistent with State law within one year of adoption of the Housing Element. Information on these financial and regulatory incentives will be made available on the City's website and in public places at City Hall.

Program Objective:

- Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and by offering Staff assistance at City Hall.
- Review the density bonus ordinance annually to ensure compliance with State law.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 6 - Senior Housing Zoning

To provide housing for the unique needs of senior citizens in a manner compatible with existing and future developments in surrounding areas, the City facilitates and encourages the construction of senior housing in the R-2 and R-3 (multi-family) zones through application of the Senior Citizen Housing (S-C-H) Overlay. Within the S-C-H overlay, affordable senior projects are permitted at densities up to 70 units per acre and additional incentives such as reduced parking standards (only 1 space per unit), height (up to 3 habitable stories), and increased maximum lot coverage (50 percent) are permitted. The City is committed to informing local and regional developers of the Senior Housing program incentives and will strive to promote the application to further encourage development.



Program Objectives:

- The City will continue to offer incentives to developers to facilitate the development of senior housing.
- Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City's website.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: The City will offer incentives and distribute information throughout the planning period, 2021-2029.

Program 7 – Planned Development Overlay Districts

The Residential Planned Development (RPD) Overlay district is intended to provide maximum flexibility and encourage creative, innovative, and quality new single-family infill development, in the R-1, R-2 and R-3 zones. The RPD Overlay process is intended to be a voluntary procedure that a property owner would elect to enter. It should be noted that the Residential Planned Development Overlay does not apply to Agriculture Estate (A-E) Zoned property.

The Planned Development (PD) Overlay district provides developers with the opportunity to plan creative projects that are not constrained by the literal application of zoning codes. The PD application process allows for flexibility in site development standards and encourages innovative and imaginative land use concepts. The standards of the base zone apply; however, density, setbacks, and open space requirements are calculated on a project wide basis.

The City will continue to allow and encourage application of the planned development Overlay districts where appropriate. The City is committed to informing property owners and developers of the PD Overlay programs and will strive to promote the application to further encourage development. The City is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation and committing to discuss potential amendments aimed at removing constraints. The City will inform developers of the density incentives under this program.

Program Objective:

- Continue to encourage use of the Planned Development Overlay as a means to provide affordable housing through creative land use techniques.

Funding Source: Developer Application Fees

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029



Program 8 - Leverage Funding for Affordable Housing

The City of Bellflower understands that leveraging local financing is critical to the competitiveness of developments applying for affordable housing funding sources. To help developers create competitive funding applications, the City will utilize resources such as HOME funds, No Place Like Home program funds, California Housing Finance Agency single-family and multi-family programs, and will explore other available funding to stimulate private developer and nonprofit entity efforts in the development and financing of housing for lower- and moderate-income households. If the Gateway Cities Council of Government (COG) establishes a housing trust fund, the City will explore participation and the provision of funding annually. When appropriate, City Staff will also assist with the supporting documentation needed for tax-exempt bonds, tax credit financing, loan underwriting and provide other financial tools to help develop or preserve affordable units. Each year Planning and Housing Staff will attend workshops and trainings offered by HCD, SCAG and other organizations offering funding for affordable housing development to ensure the City understands and can support developers to submit competitive applications.

Program Objectives:

- Provide local funding for at least one affordable housing development annually with at least 20 new deed-restricted units.

Funding Source: HOME funds, CDBG, CHFA funds, HUD, Local Lenders

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 9 – Accessory Dwelling Units

Development of accessory dwelling units (ADU) provides lower-income households an affordable housing opportunity within a residential neighborhood setting. The City amended the ADU ordinance in 2020 to reduce constraints and encourage the development of this form of housing and ensure compliance with State law. To ensure continued participation by Bellflower residents, the City will continue to promote and distribute information on their ordinance, through handouts and brochures and on the City's website. Copies will be made available to the public at City Hall. The City is also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation by Bellflower residents.

Program Objectives:

- Based on recent trends, it is reasonable to expect 50 ADUs to be constructed annually during the planning period.



- Throughout the planning period, the City will inform eligible property owners of the potential to construct ADUs through updated handouts and information on the City's website.

Funding Source: Development Application Fees

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 10 – Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Bellflower will also continue to provide regulatory incentives, such as expedited permit processing for projects that include units for developmentally disabled individuals. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Bellflower will work with the Harbor Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Program Objective:

- Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the Harbor Regional Center within 1-year of Housing Element adoption.

Funding Source: General Fund

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029



Program 11 - Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program provides rent subsidies to very low-income households who overpay for housing. Prospective renters secure housing from HUD-registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (no more than 30 percent of their income), and the payment standard negotiated for the community. The City maintains an on-going memorandum of understanding (MOU) with the Los Angeles County Housing Authority, which permits the Authority to provide rental assistance programs in the City of Bellflower. The City's Economic Development Department keeps record on the number of households in Bellflower that participate in the Section 8 program. According to the Housing Authority, on average, there are approximately 689 households that participate in this program annually. The Economic Development Department regularly refers and provides general qualification and program information to interested individuals. The City will continue to provide assistance to households through continued participation in the Section 8 program and encourage rental property owners to register their units with the Housing Authority.

Program Objective:

- Continue to provide assistance to households through continued participation in the Housing Choice Voucher Program and encourage rental property owners to register their units with the Housing Authority.
- Coordinate with the County of Los Angeles Housing Authority to continue to encourage families receiving rental assistance through the Housing Choice Voucher Program to participate and graduate from the Family Self-Sufficiency Program (FSSP).

Funding Source: General Fund

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 12 – Los Angeles County Partnership

As a means of further leveraging housing assistance, the City will cooperate with the Los Angeles County Development Authority (LACDA) and the Housing Authority of the County of Los Angeles (HACLA) to promote resident awareness and application for County-run housing assistance programs. These programs include:

- Rent Relief Program
- Home Ownership Program (HOP)
- Mortgage Credit Certificate (MCC) Program
- First Home Mortgage Program



City of Bellflower

- Handyworker Grant Program
- Residential Sound Insulation Program (RSIP)
- Single-Family Home Improvement Program (SFHIP)
- Mobile Home Improvement Program
- American Dream Down Payment Initiative (ADDI)

The County offers a variety of assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered the City will be responsible for providing program information on their website, in the City's newsletter and at City Hall.

Program Objective:

- Increase resident awareness about housing programs offered by the County by advertising them on the City's website and by offering Staff assistance at City Hall.

Funding Source: Los Angeles County Development Authority

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029



Goal 3: Minimize the impact of governmental constraints on housing production and affordability.

Market and governmental factors can pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources to absorb additional costs. The City is committed to removing governmental constraints under its control that hinder the production of housing and offer a streamlined permitting process to facilitate efficient entitlement and building permit processing.

Policy 3.1: Support innovative public, private and nonprofit efforts toward the development of affordable housing.

Policy 3.2: Periodically review and revise the City's development standards, if necessary, to facilitate quality housing that is affordable to all income levels.

Policy 3.3: When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing to meet identified needs.

Policy 3.4: Continue the provision of incentives, including the density bonus incentive program, which encourages developers to include affordable units in their projects.

Policy 3.6: Identify funding to be used to lower land costs of proposed projects, to ensure that affordable units are incorporated within the development.

Policy 3.7: Provide flexibility in development standards to accommodate alternative approaches to provide affordable housing such as mixed use projects.

Program 13 – Remove Development Constraints

As housing needs change over time, City Staff will specifically review the development standards for residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as individuals with disabilities. The City will review any standards identified in the Housing Element as a constraint and alter them as necessary to ensure that the development of affordable housing is feasible. In the interim, Staff will continue to, on a case-by-case basis, identify ways that standards can be relaxed if it is determined that such requirements are in any way impeding the development of affordable housing or housing for residents with disabilities. The City will also continue to provide development standard modifications, fast track processing



for applications related to the creation of affordable housing and will offer fee modifications for projects including affordable units that are required to apply for variations to the existing development standards. Incentives for extremely low-income housing will be encouraged to prioritize the development of units for this income group. The City will revise the development code to address all constraints identified in Section 5 of the Housing Element.

Program Objectives:

- The City will review development standards, to ensure that the development of lower-income housing is not constrained.
- Amend the development code to address all constraints identified in Section 5 of the Housing Element.
- Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the Multi-Family Residential zone and the new Mixed Use Overlay.

Funding Source: Local Early Action Planning (LEAP) Grants and General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 14 – Objective Design Standards

Approved in 2017, Senate Bill (SB) 35 Streamline Approval Process, which added Section 65913.4 to the Government Code requires that the City of Bellflower establish a streamlined, ministerial approval process for certain types of multi-unit housing projects (two or more residential units), subject to certain conditions and consistent with objective zoning and design review standards. To ensure the City is compliant with State law, the City will update the Municipal Code to expand objective design standards, create and make available to interested parties an informational packet that explains SB 35 streamlining provisions and eligibility within two years of Housing Element adoption.

Program Objectives:

- Comply with SB35 requirements and streamline the development approval process for developments that provide affordable housing.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029



Program 15 - Affordable Housing Incentives

To encourage and facilitate affordable housing development in Bellflower including housing for lower-income households, including extremely low-income households, the City will provide the following incentives to private developers along with information regarding the availability of funding through Federal and State housing assistance:

- Provide technical assistance to developers regarding City overlay zones, mixed use zoning and density bonus incentives;
- Provide fee deferrals for park fees and/or permit fast-tracking for projects that include housing affordable to seniors and lower-income households, prioritizing projects that include units affordable to extremely low-income households;
- As needed to enhance project feasibility, provide relaxed development standards for mixed use development projects that include an affordable housing component; and
- Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced setback and yard requirements, increased building height, and greater floor area ratios.

City Staff will encourage the development of affordable housing for large units by supporting developers that are submitting family projects for 9% Low Income Housing Tax Credits, which require that at least 25 percent of the units have at least three bedrooms.

Program Objectives:

- On an annual basis the City will reach out to affordable housing developers to explore opportunities for affordable housing. Outreach will include developers with experience in development projects that include units affordable to extremely low-income households and households with special needs. Continue to provide regulatory and technical assistance to affordable housing developers.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 16 - Planning and Development Fees

The City conducts reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. Bellflower also streamlines the permitting process for residential projects and



provides developers with a centralized fee schedule and process to pay fees, minimizing the holding and labor costs assumed by the project. The City will continue to conduct annual review of planning and development fees and offer a centralized fee schedule and payment process. Per the Bellflower Municipal Code, developments that include rent-restricted units for seniors or lower-income households are eligible for the deferral of City park fees, which can be used as a leveraged funding source on financing applications.

Program Objective:

- Continue to conduct review of planning and development fees to ensure fees are not excessive and are appropriate for cost of service.
- Continue to offer park fee deferrals for age-restricted and income-restricted developments.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department, Finance Department, and Administrative Services Department

Time Frame: Ongoing, 2021-2029

Program 17 - Streamline Processing

The City will expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower- and moderate-income households. Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint on the development of affordable units by adding to the overall cost of the project. City Staff holds pre-application conferences to discuss preliminary project design with interested developers and to provide information and guidance to help eliminate potential design issues early on in the entitlement process. Once a project is formally submitted, a primary Staff member is assigned for priority housing developments to assist with all necessary entitlement, and assist navigating various local departments. Staff will also continue to prioritize procedures that speed up the processing of applications, construction permits, and water and sewer service priorities for affordable housing projects. City Staff will give such projects priority in allocating work assignments, scheduling, conferences and hearings.

The City of Bellflower also adopted a voluntary Self-Certification Plan Check Program in 2015, that allows registered design professionals the option of bypassing the City's normal plan check procedure, and obtain building permits the same day as application. In order to participate in the program, applicants must be registered, and be in good standing as a Licensed Design Professional with the State of California.

Program Objective:



- Continue efforts to streamline and improve the development review process and eliminate any unnecessary delays and restrictions in the processing of development applications.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 18 – Zoning Code Updates to Address Homelessness

Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Ordinance. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.
- **Emergency and Transitional Housing (AB 139):** Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City’s Zoning Ordinance does not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.
- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed use developments are permitted, when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. Bellflower Zoning Ordinance defines transitional and supportive housing in accordance with State law and allows them subject to the restrictions that apply to other residential dwellings of the same type in the same zone.

Program Objective:

- Remove constraints to the development of housing to accommodate households and individuals experiencing homeless or at-risk of becoming homeless.



Funding Source: CDBG, General Fund, and Local Early Action Planning (LEAP) Grant Funding

Responsible Agency: Planning and Building Services Department

Time Frame: Revise the Zoning Ordinance within one year of adoption of the Housing Element.

Program 19 – Water & Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Bellflower is required to deliver its adopted housing element and any amendments to local water and sewer service providers. Those local providers in Bellflower include the Bellflower Home Garden Water Company, Bellflower-Somerset Mutual Water Company, City of Bellflower Municipal Water System, Liberty Utilities Water Company, and Los Angeles County Consolidated Sewer Maintenance District. All of the providers are City of Bellflower service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Housing Element. Review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households.

Program Objective:

- Submit the adopted Housing Element to local water and sewer providers to ensure future capacity is available for housing development.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Staff will submit Housing Element to providers immediately following certification.



Goal 4: Promote equal housing opportunities for all residents.

To fully meet the community's housing needs, the City must ensure that housing is accessible to all residents, regardless of age, race, income, religion, family status, or physical disability. The City will attempt to achieve this through strategies to affirmatively further fair housing, reasonable accommodation procedures and through a partnership with the Fair Housing Foundation of Long Beach.

Policy 4.1: Continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy 4.2: Allocate CDBG and HOME funds to projects and activities that will help persons and families who have incomes fall below the poverty level.

Policy 4.3: The City will work with other agencies and organizations to improve the educational attainment of low wage or unemployed workers who live in the neighborhoods with the highest poverty rates.

Policy 4.4: Promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.

Policy 4.5: Avoid displacement of low-income households and, where necessary, ensure that it is carried out in an equitable manner.

Program 20 - Fair Housing

The City will continue to contract with the Fair Housing Foundation of Long Beach (FHF) to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. Fair housing services provided by the FHF include the processing of housing discrimination complaints, referrals, investigations, case management, and litigation, and counseling and mediation between tenants and landlords. The Fair Housing Foundation also collaborates and coordinates with multiple agencies, including lenders, realtors, and cultural groups to provide increased efforts in educating residents. The FHF should target this education and outreach to various special needs groups including, but not limited to the disabled, the elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities. The City will refer fair housing complaints to the Fair Housing Foundation, as appropriate. The City will assist in program outreach through placement of fair housing program multilingual brochures at the public counter, City library, post office, and other community locations. Approximately \$18,000 is allocated for FHF for FY 2020-2021.



Program Objectives:

- Continue to assist roughly 60 households annually through the Fair Housing Foundation and continue to refer fair housing complaints to the Fair Housing Foundation.
- The City, on its website, will increase efforts in educating residents on potential sources of discrimination and avenues to address fair housing by providing weblinks to relevant information. Issues such as foreclosures, loan modifications, and short sales should be included, and the information should be provided in the English, Spanish and Asian languages.
- The City will collaborate with the Fair Housing Foundation to increase the Scope of Work to provide period testing throughout the City, particularly in the rental and lending markets.
- Provide targeted fair housing education and outreach to special needs groups including, but not limited to: the disabled, the elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities.

Funding Source: CDBG

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 21 – Affirmatively Furthering Fair Housing

Pursuant to Government Code Section 65583, the City of Bellflower is obligated to remove or mitigate impediments to fair housing choice. To achieve this, the City has identified a number of actions within their 2020-2025 Fair Housing Action Plan:

1. Provide Information on Steering at Consumer Fair Housing Workshops and at Landlord Workshops - During the planning period the City will contract with the FHF to provide Consumer Fair Housing Workshops that will focus on 1) examples of how to detect “steering” when using the internet to conduct a home search process; 2) examples of how to detect loan steering; and 3) examples of steering that could be experienced by in-place tenants and apartment seekers.
2. Per the City’s 2020-2025 Analysis of Impediments to Fair Housing Choice (AI), the FHF will describe the appraisal process and the contents of an appraisal report and include a discussion of homeowners’ and renters’ insurance in their Consumer Fair Housing Workshops.
3. Provide Information on Prohibited Property Management Practices at Landlord Workshops – During the planning period the Fair Housing Foundation will continue to hold Landlord Workshops and include discussions on the prohibited discriminatory practices pertaining to service and companion animals, reasonable accommodations, and reasonable



modifications.

4. The City will encourage the FHF to provide, during their Consumer Fair Housing Workshops, information that assists first-time homebuyers improve their knowledge of the home search and home buying process.

Objective:

- To align the Housing Element programs with the actions identified in the City's 2020-2025 Fair Housing Action Plan and assist with the implementation of the identified actions.

Funding Source: CDBG

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 22 – Implementation of Anti-Poverty Strategies

To reduce the instances of poverty and homelessness, the City will continue to allocate CDBG funds to local, community-based organizations, such as Kingdom Causes Bellflower, to provide employment/job skills training to unemployed and underemployed individuals that are living in the City. A key poverty reducing strategy is to provide appropriate technical education and training to low wage workers and unemployed workers in the labor force. The City will work to inform poverty income families of poverty reducing programs such as the Earned Income Tax Credit (EITC). Research has demonstrated that increasing participation in safety net programs helps to reduce poverty rates.

Objective:

- To align the Housing Element programs with the actions identified in the City's 2020-2025 Anti-Poverty Strategies and assist with the implementation of the identified actions.
- Provide CDBG funding to Kingdom Causes for their Good Soils Industries program to provide on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless.
- Conduct outreach with public agencies whose mission is to reduce poverty level incomes.

Funding Source: CDBG

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029



Program 23 - Affirmative Marketing Strategies

The City will continue to affirmatively market CDBG and HOME funded programs as outlined in the City's 2020 Analysis of Impediments and Fair Housing Action Plan. Marketing efforts will include advertising housing programs in local publications and ensuring outreach to all potential eligible households, especially those least likely to apply for housing assistance. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Outreach efforts include, but are not limited to, disbursement of information on the City's website, City Facebook account, and City Twitter account, as well as production and distribution of brochures, newsletters, flyers and notices. In addition, the City participates in community workshops and will continue to coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Program Objective:

- Improve inter-governmental coordination between the Economic Development and Planning and Building Services Departments to address neighborhoods with high need and ensure land use decisions do not negatively impact residents.
- The City will voluntarily collect and maintain statistical information on race and ethnicity of applicants and assisted households to ensure all segments of the community are served.
- Continue to offer translation services and access to official City materials in multiple languages consistent with the City's Limited English Proficiency Plan.
- Market opportunities for residents of protected classes and underrepresented neighborhoods to become involved in local government through local organizations and stakeholders.

Funding Source: CDBG

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029



Program 24 – Housing Mobility

Areas of minority population concentration and high poverty rates create an impediment to fair housing because the neighborhoods lack access to opportunity, for example, educational and employment opportunities. In line with the City’s Fair Housing Action Plan, the City will implement actions to ameliorate this impediment by focusing capital improvement projects in lower resource neighborhoods, creating incentives for market rate housing development, but also by providing existing residents with educational opportunities and job training to promote economic mobility through local community-based organizations. To prevent displacement, the City also provides tenant counselling, rental/foreclosure assistance, and first-time homebuyer assistance through the FHF, has a proactive code enforcement team, will implement a no-net loss program, and will ensure that developers offer relocation benefits as required by AB 1742.

Program Objective:

- Evaluate place-based strategies that could be effectively implemented in the neighborhoods with minority population concentrations, high poverty rates, and low resources.
- Encourage the development of market rate housing in neighborhoods with minority population concentrations, high poverty rates, and low resources.
- Encourage the development of deed-restricted affordable housing near transit and locations with services and amenities.

Funding Source: CDBG

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 25 - Reasonable Accommodation for Persons with Disabilities

Pursuant to Government Code Section 65583, the City of Bellflower is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The City will review the Zoning Code and reasonable accommodation procedures with the Fair Housing Foundation, to address existing constraints to the provision of accommodations for persons with disabilities. The City provides information in public places regarding the reasonable accommodation ordinance that expands upon the provisions of the Housing Rehabilitation program and makes information on this program more widely available to residents. The City is committed to assisting residents in need of reasonable accommodation and offers financial assistance through the City’s various Housing Rehabilitation Programs and will continue to direct eligible residents to apply for



funds. Applicants can apply for loans or grants to complete improvement projects that remove constraints to their living facilities.

Program Objective:

- Amend the Reasonable Accommodation Procedure to update the disability definition, consider eliminating the fee requirement, and remove the public notice and public hearing requirements. In this endeavor, the City will request input from the Fair Housing Foundation.
- Increase its marketing efforts about the City's reasonable accommodation ordinance and Housing Rehabilitation Programs to target low and moderate-income households, special needs populations and minorities. Special outreach efforts should be made to the disabled population who could benefit from accommodation improvements to their homes. Marketing efforts include providing materials at City counters, on the City's website, and sending materials directly to residents who may be eligible.
- The City will request input from the Fair Housing Foundation annually on instances of discrimination regarding individuals with disabilities and collaborate to assess how the City can help reduce instances of discrimination.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 26 – Homeless Assistance

The City will continue to use CDBG funds to support agencies providing services to the homeless, persons at risk of becoming homeless and non-homeless persons with special needs. The City will continue to support efforts by local nonprofits to expand the transitional and temporary housing units with support services within the City. The City provides CDBG and HOME funds annually to various nonprofit organizations that offer a range of homeless and supportive service for those who are homeless and at-risk of becoming homeless. Agencies that have received funding in the past include Little House, Angel Step Too, and Su Casa. Further, the City participates in the Los Angeles County Continuum of Care system. During the planning period, the City of Bellflower will make formal arrangements to maintain a database of its seasonal and permanent homeless population, using an agency such as Los Angeles Homeless Services Authority.

Program Objective:

- Expand transitional and temporary housing opportunities and support services within the area.
- Continue to support and operate the emergency shelter within the City.
- Increase participation in poverty reducing programs and employment/job



skills training

Funding Source: CDBG and HOME funds

Responsible Agency: City Manager's Office and Economic Development Department

Time Frame: Ongoing, 2021-2029



Goal 5: Identify Adequate Sites to Achieve Housing Variety.

Meeting housing needs of all residents of the community requires the identification of adequate sites for various types of housing. By capitalizing on the allowances in the Development Code and continuing to maintain an inventory of potential sites, the City will ensure that adequate residentially zoned and mixed use sites are available.

Policy 5.1: Provide a range of housing types, including low density single-family homes, moderate density townhomes, higher density multi-family units, and residential/commercial mixed use in order to address the City's share of RHNA.

Policy 5.2: Create mixed use opportunities along key commercial corridors as a means of providing housing in close proximity to services and transit, enhancing pedestrian activity and community interaction.

Policy 5.3: Encourage infill development and reuse of underutilized land, where reuse is consistent with desired neighborhood character.

Policy 5.4: Encourage recycling of existing, poorly designed, substandard multi-family developments to higher densities as a means of facilitating housing for all economic segments of the community and providing improvements to housing in need of major upgrades.

Policy 5.5: Avoid concentration of low- and moderate-income housing in any single portion of the City.

Policy 5.6: Explore opportunities for new residential development within those areas of the City occupied by vacant or underutilized commercial or industrial uses.

Policy 5.7: Maintain zoning regulations that permit by right, in designated zones, housing that meets temporary and short-term housing needs for individuals and families.

Program 27 – Ensure Adequate Sites to Accommodate the RHNA

To encourage and facilitate the development of affordable housing and ensure the City can accommodate its 2021-2029 RHNA obligation of 3,735 units, including 1,503 lower-income units, the City will be required to approve amendments to the General Plan, Zone Changes, and amendments to the Transit-Oriented Development (TOD) Specific Plan, as follows:



City of Bellflower

- General Plan Amendments - The parcels that are included in Opportunity Areas 1-4, and 8-10 will be redesignated as “Mixed Use” in the General Plan. Parcels within Opportunity Areas 7 that are located from Park Street to State Route 91 that are located outside the existing TOD Specific Plan boundaries, will be redesignated as “Mixed Use” in the General Plan as a result of it being incorporated and annexed into the TOD Specific Plan.
- Zone Changes - The parcels that are included in Opportunity Areas 1-4 and 8-10 will be redesignated with an overlay zone that would allow for mixed use development. To ensure sufficient residential units within these Opportunity Areas are actually constructed in the future so as to achieve the City’s RHNA obligation, the overlay zone will allow for increased residential densities. The Zone Changes will allow the following maximum residential densities:
 - 30 units/acre within Opportunity Areas 1, 2, 3, 4, and 10;
 - 100 units/acre within Opportunity Areas 5 and 6; and
 - 40 units/acre within Opportunity Areas 8 and 9.
- Amendment to the Transit-Oriented Development Specific Plan Boundary – Opportunity Areas 5, 6, and portions of 7 are currently located within the TOD Specific Plan area. Amendments to the TOD Specific Plan will be required to realign the boundaries of specified areas within the TOD Specific Plan to increase residential densities, thereby, facilitating and accommodating more residential development in the future. Anticipated amendments to the Specific Plan include:
 - Removing areas (Opportunity Area 5) from the existing Bellflower Alondra Mixed Use area and including the Area into the existing Mixed Use Transit Overlay Zone-A of the TOD Specific Plan, which will allow up to 100 dwelling units per acre;
 - Removing areas (Opportunity Area 6) from the existing Bellflower Village Overlay Zone-North area and including the Area into the existing Mixed Use Transit Overlay Zone-A of the TOD Specific Plan, which will allow up to 100 dwelling units per acre;
 - Redesignating and including the existing Bellflower Village Overlay Zone area, Town Center Area 2, R-1 Low Density Residential Zone, and R-2 Medium Density Residential Zone (Opportunity Area 7) into the Mixed Use Transit Overlay Zone-B, which will allow up to 40 dwelling units per acre; and
 - Redesignating and incorporating other Town Center Area 2 parcels that are located from Park Street to State Route 91 into the TOD Specific Plan and its Mixed Use Transit Overlay Zone-B, which will allow up to 40 dwelling units per acre.

Rezoned parcels will permit owner-occupied and rental multifamily uses by right



pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. As reflected in Appendix B, each Opportunity Area allows for development at 30 units per acre or higher, has the capacity to accommodate at least 16 units, and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

In accordance with Government Code, 65583.2(h) at least 50% of the City's remaining lower income RHNA need (867 units) will be accommodated on parcels designated exclusively for residential uses or on mixed use sites that allow 100 percent residential development and requires residential in mixed-use projects, to satisfy RHNA obligations for the 2021-2029 planning period. To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained in the Housing Opportunity Areas, the City will develop and implement a monitoring program. The program will track development approvals on identified parcels and for those that contribute to the inventory of affordable units and sites that are developed for non-residential uses.

To encourage the development of residential projects with affordable units, the City will meet with landowners to facilitate redevelopment on vacant parcels and severely underutilized parcels within the Housing Opportunity Areas. To further encourage development, the City will evaluate the feasibility of providing landowners and developers a menu of incentives including streamlined/expedited processing, density bonus incentives, flexible development standards as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds for eligible projects. The City will make efforts to prioritize funding for projects that incorporate units for extremely low-income households.

Program Objectives:

- Prepare and approve the required General Plan Amendments, Zoning Changes and updates the TOD Specific Plan to allow for the development of high-density mixed use and/or residential developments to accommodate the City's 2021-2029 RHNA.
- Make the residential sites inventory available to nonprofit and for-profit housing developers on the City's website.

Funding Source: Local Early Action Planning (LEAP) Grant funds, General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Complete rezoning actions and promote information on the Housing Opportunity Areas concurrent with or by October 15, 2024.



Program 28 – No Net Loss of Residential Capacity to Accommodate the RHNA by Income Category

To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within one year of adoption of the Housing Element, develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified parcels to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate parcels are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement parcels and take the necessary actions to make the parcel(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.

Program Objective:

- Create and maintain opportunity for a minimum 1,503 units of owner and rental housing for lower-income households to be developed over the eight-year planning period.

Funding Source: Local Early Action Planning (LEAP) Grant funds, General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Within one year of Housing Element adoption, develop and implement a formal ongoing evaluation procedure pursuant to Government Code section 65863. Subsequent to adopting an evaluation procedure, monitor rezones and development of residential units, and update Housing Element sites inventory. Housing Element sites inventory is posted on the Planning and Building Services Department's website and will be updated at least once a year.

Program 29 – Lot Consolidation

As a primarily built out community, Bellflower will rely primarily on parcels that allow mixed use zoning to facilitate the development of lower-income housing. However, most vacant and nonvacant parcels within the City are relatively small legal lots under half an acre in size. To facilitate lot consolidation, the City may consider incentives to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element. The following incentives may be considered at the discretion of the City Council:



- Reduction in development standards (i.e., lot size, parking, and open space requirements);
- Parking Reduction: Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project;
- Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the project; and
- Deferral of park development impact fees to promote more intense residential and mixed use developments with deed-restricted units on parcels with underutilized uses.

The City will advertise the lot consolidation provisions to existing property owners and prospective mixed use and affordable housing developers. Advertisement actions may include preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed use residential development, including affordable housing development.

Program Objective:

- Encourage lot consolidation of smaller parcels to accommodate viable projects at a density of at least 30 dwelling units per acre or higher resulting in at least 16 new residential units.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Within one year of Housing Element adoption and in conjunction with adoption of the Overlay Zone.

Project 30 - Housing Element Annual Reports

Continue to submit the Housing Element Annual Progress Report (APR) to the State Department of Housing and Community Development and the Governor's Office of Planning and Research on or before April 1st of each year for the prior calendar year, pursuant to Government Code Section 65400.

Program Objective:

- Annually review and provide an update on the City's progress toward the implementation of the 2021-2029 Housing Element.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing 2021-2029; Submit first report in April 2022



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3. Quantified Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2021-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on October 15, 2021, and ending October 15, 2029.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation and based on the premise that the City intends to make every effort to achieve these goals, Bellflower cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in four categories: construction of new affordable units, substantial rehabilitation of substandard units, housing assistance through Housing Choice Vouchers, and the conservation/preservation of affordable housing. New construction of housing units focuses on the City's ability to accommodate its 2021-2029 RHNA allocation of 3,735 units (see **Table 6-5**) on land identified with the Housing Opportunity Areas, as shown in the City's Sites Inventory. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influence the timing, type and cost of housing production in a community.



Table 3-1: Quantified Objectives

Income Level	Extremely Low ^(e)	Very Low	Low	Moderate	Above	Total
2021-2029 RHNA Allocation	507	508	448	553	1,679	3,735
Construction ^(a)						
Pipeline Units		53		10	151	214
Accessory Dwelling Units ^(b)		248		12	140	400
Housing Opportunity Areas		1,458		546	1,640	3,644
Rehabilitation ^(c)	-	-	10	10	-	20
Housing Assistance (Vouchers)		689		-	-	689
Conservation/Preservation ^(d)	-	-	-	-	-	0

Source: City of Bellflower, 2021.

(a) Construction objectives represent the City’s 2021-2029 RHNA allocation.

(b) ADU projections are based on the City’s recent development trends discussed in Section 6 and affordability assumptions are based on SCAG Regional Accessory Dwelling Unit Affordability Analysis.

(c) Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City’s housing stock and residential infrastructure. The rehabilitation objective is consistent with the City’s Housing Plan.

(d) The conservation/preservation objective is consistent with the City’s total count of affordable units that are permanent but could potentially be at-risk. For the 2021-2029 planning period no affordable units are at-risk.

(e)The City’s Extremely Low-Income allocation is assumed to be 50 percent of Very Low-Income category.



4. Housing Profile

Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for Bellflower. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of Bellflower in an effort to determine the specific housing needs of the City and its residents.

4.1 – Population Trends and Characteristics

4.1.1 – Population Growth Trends

The 2000 U.S. Census reported that the City of Bellflower had a population of 72,878 persons. The number of residents grew to 76,616 by the year 2010, marking an increase of 3,738 people or 5.1 percent over the ten-year period. During the same ten-year period, Los Angeles County’s population grew 3.1 percent from 9,519,338 to 9,818,605. Between 2010 and 2020, Bellflower’s population increased to 78,110, equating to 1.9 percent growth over the ten-year timeframe. This increase is lower than the previous decade, lower than the percentage growth for Los Angeles County (3.6 percent),¹ and much lower than the percentage change in population growth for California (6.8 percent) and the United States (6.3 percent).²

Despite slower growth between 2010 and 2020, Bellflower’s growth, between 2000 and 2020, ranks high when compared with surrounding cities in the region. The City of Downey had the second highest percentage population growth between 2000 and 2020. **Table 4-1** compares Bellflower’s population growth with six surrounding cities from 2000 through 2020.

1. Between 2010 and 2020, the percentage growth in population for Los Angeles County was 3.6%.

2. Between 2010 and 2020, the percentage growth in population for the state was an estimated 6.8%.



Table 4-1: Population Growth Trends

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Bellflower	72,878	76,616	78,110	+5.13%	+1.9%
Cerritos	51,488	49,041	49,994	-4.75%	+1.9%
Downey	107,323	111,772	113,529	+4.14%	+1.6%
Lakewood	79,345	80,048	79,919	+0.89%	-0.2%
Long Beach	461,522	462,257	472,217	+0.16%	+2.2%
Norwalk	103,298	105,549	105,717	+2.2%	+0.2%
Paramount	55,266	54,098	55,461	-2.1%	+2.5%
Los Angeles County	9,519,330	9,818,605	10,172,951	+3.1%	+3.6%
State of California	33,873,086	37,253,956	39,782,870	+10.0%	+6.8%

Source: State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change; U.S. Census Bureau, 2000, 2010, 2020.

4.1.2 – Age Characteristics

Age distribution is an important indicator for determining the future demand for housing types in the City. Traditional assumptions are that the young adult population (20 to 34 years old) has a propensity for choosing apartments, low- to moderate-priced condominiums, and smaller single-family units. The adult population (35 to 65 years old) is the primary market for moderate- to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low- to moderate-cost apartments and condominiums, group quarters, and mobile homes. **Table 4-2** provides the number and percentage of residents in each age cohort in 2000, 2010, and 2020.

Over the last two decades, the percentage of children and young adults younger than 19 years old has been slowly declining from 34.7 percent of the population in 2000; to 31.7 percent of the population in 2010; to 28.5 percent of the population in 2020. Both decades also display a steady decrease in percentage of young adults between 20 and 34 years of age, inclusive, from 24.3 percent of the population in 2000, 22.6 percent in 2010, to 21.9 percent of the population in 2020. In contrast, the City saw an increase in adults ages 45 to 65, from 17.4 percent in 2000 to 22.7 percent in 2010 to 24.8 percent in 2020. Similarly, the percentage of seniors at and over the age of 65 increased from 8.4 percent of the population in 2000, to 11.1 percent in 2020.



Table 4-2: Age Distribution

Age Group	2000		2010		2020	
	Population	Percent	Population	Percent	Population	Percent
newborn-9 years	14,074	19.3%	11,564	15.1%	10,741	13.9%
10-19 years	11,227	15.4%	12,784	16.6%	11,307	14.6%
20-24 years	5,432	7.5%	5,894	7.7%	5,732	7.4%
25-34 years	12,267	16.8%	11,440	14.96%	11,169	14.5%
35-44 years	11,057	15.2%	10,978	14.3%	10,550	13.7%
45-54 years	7,995	11.0%	10,092	13.2%	10,347	13.4%
55-59 years	2,653	3.6%	4,043	5.3%	4,695	6.1%
60-64 years	2,028	2.8%	3,204	4.2%	4,119	5.3%
65-74 years	3,146	4.3%	3,781	5%	5,000	6.5%
75-84 years	2,265	3.1%	2,033	2.6%	2,485	3.2%
85+ years	734	1.0%	803	1.0%	1,050	1.4%
Total Population	72, 878		76,616		77,195	
Median Age	29.7 years		31.9 years		34.6 years	

Source: U.S. Census Bureau, 2000, 2010, and 2020.

4.1.3 – Race and Ethnicity

The ethnic composition of a community affects housing needs due to the particular household characteristics of different groups. **Table 4-3** shows the changes in the racial/ethnic composition of Bellflower residents between 2000, 2010, and 2020.

Table 4-3: Race Composition, 2000-2020

Race	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
White	33,593	46%	32,337	42.2%	24,423	31.6%
Black (African-American)	9,540	13%	10,760	14%	10,289	13.3%
American Indian, Native Alaskan	667	1%	731	1.0%	304	0.4%
Asian or Pacific Islander	7,573	10%	9,480	12.4%	9,877	12.8%
Other Race (Including 2 or more races)	21,505	30%	23,308	30.5%	32,302	41.9%
Total	72,878	100%	76,616	100%	77,195	100%

Source: U.S. Census Bureau, 2000, 2010, and 2020.



Since 2000, Bellflower has become a more ethnically diverse City, both in terms of numbers and how its residents identify themselves to the Census. **Table 4-3** illustrates the changes in Bellflower’s racial demography. **Table 4-4** shows the number and racial demographics of Hispanics living in Bellflower. In 2000, Hispanics (the term used by the U.S. Census Bureau) accounted for approximately 43 percent of the City’s residents (31,503 persons); in 2010, Hispanics accounted for approximately 52.3 percent of the population (40, 085 persons); and by 2020, Hispanics accounted for approximately 56 percent of the population (43,148 persons).

In Bellflower, between 2000 and 2020, there was a major and continuing shift in the racial/ethnic composition of the population. The greatest shift, reflecting a regional trend, has been the growth and predominance of the Hispanic population group, transitioning from a white, non-Hispanic majority. In 2020, the Hispanic population made up close to 60 percent of the total population; a 27 percent increase from 2000 and 171 percent increase from 1990. Additional information on race as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

Table 4-4: Ethnic Composition, 2000-2020

Race	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Hispanic	31,503	43%	40, 085	52.3%	43,148	55.9%
Not Hispanic or Latino	41,375	57%	36,531	47.7%	34,047	44.1%
Total Population	72,878	100%	76,616	100%	77,195	100%

Source: U.S. Census Bureau, 2000,2010, and 2020.

4.1.4 – Employment

The U.S. Census provides economic data on the number of jobs held by the Bellflower business sector. This information is presented below in **Table 4-5**. The data indicates that the number of residents in the workforce has steadily increased since 2000. This data also indicates that from 2000 to 2020, the Educational, Health, and Social Services sector remains as the largest sector employing residents (approximately 21.8 percent) in 2020.

The smallest employment sector continuously from 2000 to 2020 is Agriculture, Forestry, Fishing and Hunting, and Mining, which by 2020, employed approximately 0.2 percent of Bellflower’s workforce.



Table 4-5: Employment by Sector

Industry Sector	2000		2010		2019	
	No	Percent	No	Percent	No.	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	70	0% ¹	240	0.7%	62	0.2%
Construction	1,753	6%	1,418	4.2%	2,594	7.1%
Manufacturing	4,942	17%	4,124	12.3%	4,037	11.1%
Wholesale Trade	1,727	6%	834	2.5%	1,616	4.4%
Retail Trade	3,491	12%	3,859	11.6%	4,109	11.3%
Transportation, Warehousing, and Utilities	2,130	7%	2,943	8.8%	3,233	8.9%
Information	772	3%	952	2.9%	643	1.8%
Finance, Insurance, Real Estate, Rental and Leasing	1,681	6%	1,961	5.9%	1,935	5.3%
Professional, Scientific, Management, Administration	2,494	9%	3,572	10.7%	3,506	9.7%
Educational, Health and Social Services	5,657	19%	8,108	24.3%	7,932	21.8%
Arts, Entertainment, and Recreation/ Accommodation and Food Services	2,147	7%	1,885	5.6%	3,327	9.2%
Other Services	1,429	5%	2,870	8.6%	1,908	5.3%
Public Administration	1,029	4%	635	1.9%	1,416	3.9%
Total	29,322	100%	33,401	100%	36,318	100%

Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2015-2019 5-Year Estimates.

Notes:

1. Number is rounded to the nearest whole number. In some cases, the number is less than 0.5 and is rounded to zero.

4.2 – Household Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households or very low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may wish to initiate a homebuyer assistance program.



4.2.1 – Household Composition and Size

The U.S. Census Bureau defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a City are important indicators of the type of housing needed in that community.

According to the 2015-2019 ACS 5-year Estimates, there were 23,240 households in the City of Bellflower with an average household size of 3.29 persons. Of these households, approximately 52.6 percent were classified as families. From 2010 to 2020, Bellflower had a significant decrease in the number of family households, especially those with children. In comparison, in 2020, family households comprised approximately 71.4 percent of all households in the neighboring City of Cerritos. Single-person households also had a significant presence in the City. In 2020, 20.9 percent of all households in Bellflower were single person households. The remaining 26.5 percent of households were non-family households, which consist of households with unrelated persons living together. Household characteristics are shown in **Table 4-6**.

Table 4-6: Bellflower Household Characteristics

Household Type	2010		2020		Percent Change
	Households	Percent	Households	Percent	
Families	17,769	75.1%	12,218	52.6%	-31%
With children	9,564	53.8%	6,069	49.7%	-36.5%
Without children	8,205	46.1%	6,149	50.3%	-25%
Singles	2,411	10.2%	4,867	20.9%	102%
Other non-families	5,882	24.9%	6,155	26.5%	4.6%
Total Households	23,651	100%	23,240	100%	-1.7%
Average Household Size	3.21		3.29		
Average Family Size	3.67		3.82		

Source: U.S. Census Bureau 2010 and 2015-2019 American Community Survey 5-year Estimates.

Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing as a household, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.



As noted in **Table 4-7**, among neighboring cities, Bellflower represented the median household size compared to its neighboring cities. The persons per household among neighboring cities range from a low of 2.74 persons per household in the City of Long Beach to a high of 3.82 persons per household in the City of Paramount. The County of Los Angeles had 2.99 persons per household in 2020. Additional information on family status as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

Table 4-7: Average Household Size

City	Persons Per Household
Paramount	3.82
Norwalk	3.81
Downey	3.38
Bellflower	3.29
Cerritos	3.25
Lakewood	3.11
Los Angeles County	2.99
Long Beach	2.74

Source: U.S. Census Bureau: State and County QuickFacts, 2020.

4.2.2 – Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Renters tend to have lower incomes than household owners and it has become increasingly difficult for lower-income households to find affordable housing as housing prices continue to increase. Thus, lower-income households often double up, living with multiple households in one unit to reduce the cost of housing. In some instances, this results in overcrowding. Overcrowding is defined as housing units where there is more than one person per room, and severely crowded is defined as more than 1.5 persons sharing a room. In Bellflower, one in five renter dwelling units is overcrowded. The rate of overcrowding is far greater for very low-income households. As with renters, owner-occupant households with higher incomes have lower rates of overcrowding. Table 4-8 describes overcrowding estimates in Bellflower in 2020 and indicates that roughly 18.8 percent of all units are overcrowded, and an additional 7.6 percent of units are severely overcrowded. Additional information on overcrowding as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.



Table 4-8: Overcrowding by Tenure

Occupants per Room	Owner-Occupied Units		Renter-Occupied Units	
	No. of Households	Percent of Owner-Occupied Units	No. of Households	Percent of Renter Occupied Units
1.00 or less	8,360	91.6%	11,567	82%
1.01 to 1.50 Persons	608	6.7%	1,713	12.1%
1.51 to 2.00 Persons	120	1.3%	662	4.7%
2.01 or More Persons	38	0.4%	172	1.2%
Total	9,126	100%	14,114	100%
Total Overcrowded	766	8.4%	2547	18%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

4.2.3 – Household Income

Assessing income groups is a critical component for evaluating housing affordability. According to the 2015-2019 ACS 5-Year Estimates, the median household income in Bellflower was approximately \$60,011. The City median household income as below the Los Angeles County estimated median household income of \$68,044. Among neighboring cities, the median household incomes ranged from a low of \$55,670 in Paramount to a high of \$106,190 in Cerritos. The City’s median household income of \$60,011 was actually the second lowest among neighboring cities, lower than Long Beach (\$63,017) and Norwalk (\$70,7667).

The State Department of Housing and Community Development developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development:

- Very Low-Income: 50 percent or less of the area MFI;
- Low-Income: between 51 and 80 percent of the area MFI;
- Moderate-Income: between 81 and 120 percent of the area MFI;
- Upper-Income: greater than 120 percent of the area MFI.

The 2020 MFI for the Los Angeles County MSA (\$77,300) was used to interpolate the City's income distribution from the Census according to the above categories. The income distribution of the City of Bellflower, based on 2015-2019 ACS 5-Year Estimates, is presented in **Table 4-9**. In 2019, it is estimated that 3.8 percent of the households earned less than \$10,000 annually; 18.8 percent earned between \$15,000 and \$34,999 annually; 13.2 percent earned between \$35,000 and \$49,999 annually; 19 percent earned between \$50,000 and \$74,999 annually; and 39.2 percent earned above \$75,000 annually. Additional information on poverty as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.



Table 4-9: Bellflower Household Income – 2020

Income Level	No. of Households	Percent of Total
< \$10,000	874	3.8%
\$10,000 - \$14,999	1,398	6.0%
\$15,000 - \$24,999	2,151	9.3%
\$25,000 - \$34,999	2,211	9.5%
\$35,000 - \$49,999	3,068	13.2%
\$50,000 - \$74,999	4,425	19%
\$75,000 - \$99,999	3,294	14.2%
\$100,000 - \$149,000	3,681	15.8%
\$150,000 +	2,138	9.2%
Total Reporting	23,240	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

4.2.4 – Housing Overpayment

State and Federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household’s budget. In 2019, there were 20,225 total households paying mortgage or rent, of those households' 52 percent were overpaying for housing according to the Census. Of these overpaying households, 6,339 (31.3 percent) were households with a mortgage, while the remaining 13,886 households (68.7 percent) were in renter-occupied units. **Table 4-10** summarizes housing overpayment statistics by tenure for the City of Bellflower and Los Angeles County. Additional information on overpayment as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

Table 4-10: Summary of Housing Overpayment

Overpayment	Households	Bellflower Percent	LA County Percent
Owners with mortgage	6,339		
Overpayment (>30% income on housing)	1,675	26.4%	38.2%
Overpayment (>50% income on housing)	1,165	18.4%	--
Occupied units paying rent	13,886		
Overpayment (>30% income on housing)	3,640	26.2%	54.8%
Overpayment (>50% income on housing)	4,339	31.2%	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.



4.3 – Special Needs Groups

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes due to their condition. **Table 4-11** summarizes the special needs populations in Bellflower. Each of these population groups, as well as their housing needs are described below.

Table 4-11: Special Needs Groups

Special Needs Group	Persons	Households	Percent ¹
Total Persons or Households in City	77,195	23,240	
Large Households (5+ persons)		4,245	18.3%
Renter		2,437	57.4% ¹
Owner		1,808	42.6% ¹
Seniors (65+)	8,267		10.7%
With a Disability	2,802		33.9% ¹
Senior Households		5,796	24.9%
Renter		2,021	34.9% ¹
Owner		2,017	34.8% ¹
Seniors Living Alone		588	2.5% ¹
Persons with Disability	6,314		8.2%
Female-Headed Households		6,790	29.2%
with Related Children		1,937	28.5% ¹
Farm workers²	62		0.1%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

1. The percent of the special needs group and not the percent of the total City population/ households. For example, the City's large households' renter vs. owner.

2. Persons employed in Agriculture, Farming, Forestry or Fishing Occupations.

4.3.1 – Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 4-12**, the 2015-2019 ACS 5-Year Estimates indicates that 11 percent of the population 18 years and older have a disability. A total of 5 percent of that population is aged 65 years or older. A total of 16.7 percent of the City's population age 18 years and over has a sensory,



physical, and mental disability. See **Table 4-12** for details about the disability status of the population age 18-64 and 65 years and older.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility. Additional information on disability status as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

Table 4-12: Disability Characteristics of Non-Institutionalized Persons

Disability Status	Number	Percent of total Population ⁴
Persons 18-64 Years with Disability	3,560	7.3%
With Employment Disability ¹	1,332	2.7%
Mobility/Self-Care ²	2,119	4.3%
Sensory, Physical & Mental ³	917	1.9%
Total Persons Aged 18-64	48,857	--
Persons 65 Years and Over with Disability	2,754	33.3%
With Employment Disability ¹	635	7.7%
Mobility/Self-Care ²	2,191	26.5%
Sensory, Physical & Mental ³	1,227	14.8%
Total Persons Aged 65 and older	8,267	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Notes:

1. Census data that represents persons with cognitive disability.
2. Census data that represents persons with self-care and an independent living difficulty.
3. Census data that represents persons with hearing and vision difficulty.
4. Percent of Total with disability / Total Persons of that age category



4.3.2 – Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or require treatment similar to that required for individuals with mental retardation but does not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 304,044 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center is one of 21 regional centers in the State of California that provides point-of-entry to services for people with developmental disabilities in the City of Bellflower. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 4-13 provides information from the Harbor Regional Center on the number of individuals with developmental disabilities in the City of Bellflower. In January 2021, there were 987 individuals actively utilizing services at the Harbor Regional Center for a developmental disability.

Table 4-13: Developmentally Disabled Residents by Age

City	0-14 Years	15-22 Years	23-54 Years	55-65 Years	66 + Years	Total
Bellflower	450	161	290	54	32	987

Source: Harbor Regional Center, January 2021



To assist with any housing needs for persons with developmental disabilities, the City will continue to implement a program within the Housing Plan to coordinate housing activities and outreach with Harbor Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

4.3.3 – Large Households

The 2015-2019 ACS 5-Year Estimates reports that approximately 4,245 households (18.3 percent) in the City of Bellflower were large households. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units. The 2020 Census also indicates that 2,437 large households were renter households, representing 57.4 percent of all large households and 17 percent of all renter households in the City.

There are approximately 1,955 housing units in the City with four or more bedrooms. There are an additional 7,159 three-bedroom housing units. Cumulatively, over one-third of the City's housing stock has three bedrooms or more. However, because some large families often have limited financial resources, these households may be more vulnerable to overcrowded living conditions. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that majority of overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately-sized units. City Staff can encourage the development of affordable housing for large units by supporting developers that are submitting family projects for 9% Low Income Housing Tax Credits, which require that at least 25 percent of the units have at least three bedrooms. City Staff can also work with developers to promote the use of density bonus ordinance and development standard concessions that can provide the flexibility needed to include an increased number of units with 3 or more bedrooms.

4.3.4 – Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Specifically, many female-headed households with children are more likely to have lower-incomes than similar two-parent households. Single, female mothers also face social pressures that can limit their occupational choices, housing options, and access to supportive services.

The 2015-2019 ACS 5-year Estimates indicates that there were 6,790 female-headed households in the City of Bellflower, of which 1,937 have children under the age of 18. These groups account for approximately 29.2 percent and 8.3 percent, respectively, of



all households in the City. By comparison, in Los Angeles County, there were 955,444 female-headed households with no husband present, of which 170,488 have children under the age of 18. These numbers account for approximately 28.8 percent and 5.1 percent, respectively, of all households in the County. The percentage of female-headed households within the City is slightly higher than that of the County as a whole. Additional information on family status as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

4.3.5 – Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2015-2019 ACS 5-Year Estimates reported that less than one percent of the City of Bellflower’s residents (62 persons) were employed in Agriculture, Farming, Forestry, and Fishing occupations. Due to Bellflower’s urban setting and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

4.3.6 – Extremely Low-Income Households

Periodically, the Federal Department of Housing and Urban Development (HUD) provides data summarizing the state of housing for jurisdictions. This report is based on 2010 US Census data and is part of the Comprehensive Housing Assessment Strategy (CHAS) Databook. This data is broken down by household tenure (renter/owner), household type, and “housing problems.” Households with “housing problems” include units that: 1) have physical defects (lacking complete kitchen or bathroom); 2) are overcrowded (housing units with more than one person per room); 3) have a housing cost burden exceeding 30 percent of gross income; or 4) have a severe housing cost burden exceeding 50 percent of gross income.

Table 4-14 summarizes the assistance needs of all households in Bellflower based on the most recent CHAS data. According to 2013-2017 CHAS data generated for the City, there were approximately 3,955 very low-income households living in Bellflower. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income (ELI) households are those households which earn less than 30 percent of the MFI. There are approximately 4,535 extremely low-income households in Bellflower (renters and owners).



Table 4-14: Housing Problems for All Households in Bellflower

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	3,660	875	4,535
Number with any housing problems	3,305	585	3,890
Number with cost burden > 30%	3,235	525	3,760
Number with cost burden > 50%	2,970	360	3,330
Very Low-Income (31-50% MFI)	3,005	950	3,955
Number with any housing problems	2,670	495	3,165
Number with cost burden > 30%	2,560	450	3,010
Number with cost burden > 50%	1,140	330	1,470
Low-Income (51-80% MFI)	3,670	1,860	5,530
Number with any housing problems	2,410	1,120	3,530
Number with cost burden > 30%	1,905	955	2,860
Number with cost burden > 50%	225	345	570
Moderate-Income (81% + MFI)	3,670	5,670	9,340
Number with any housing problems	805	1,265	2,070
Number with cost burden > 30%	279	910	1,189
Number with cost burden > 50%	4	130	134
Total Households	14,005	9,355	23,360

Source: Comprehensive Housing Affordability Strategy (CHAS) Data Book, 2013-2017.

As shown in **Table 4-14**, majority of ELI households experience a housing cost burden, paying more than 30 percent (82 percent of all ELI households) or 50 percent (73 percent of all ELI households) of their income for housing. This is significantly higher than very low-income households (37 percent experience a cost burden greater than 50 percent) and low-income households (10 percent experience a cost burden greater than 50 percent). ELI households are also much more likely to experience a housing problem as identified above. **Table 4-14** shows that 85 percent of ELI households experience a housing problem as compared to 80 percent of very low-income and 63 percent of low-income households. Additional information on income and poverty as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

In recent years, State and Federal funding sources have started prioritizing developments that include units for extremely low-income households as well as permanent supportive housing units. These developments are required to provide a variety of supportive and social services to extremely low-income households, including assistance with food security, transportation, childcare, financial literacy, and job trainings. These services are



critical to help stabilize and promote the continued upward movement of at-risk households. City Staff will work during the upcoming planning period to attend informational workshops and trainings offered by HCD, SCAG, and other organizations on financing and funding available to develop housing for extremely low-income households. This will allow City Staff to better support developers interested in applying for available funding.

4.3.7 – Homeless Individuals and Families

The 2020 Point in Time Count conducted by Los Angeles Homeless Services Authority estimates that there are approximately 241 homeless individuals in the City. According to estimates from the Greater Los Angeles Homeless Count (published in June 2020), the overall homeless population of the Los Angeles Continuum of Care (CoC) Region at a given point in time is 62,706 persons. Of the total homeless population, 17,616 or 28 percent were sheltered and 46,090 or 72 percent were unsheltered. There were 41,028 unsheltered single adults and 7,164 sheltered single adults. In the City of Bellflower, the County of Los Angeles 2020 Point-in-Time survey indicated that 241 individuals were reported. Of the total, 229 were unsheltered and 12 were sheltered. This number has increased from 148 in 2019 and 136 in 2018. The City also prepares a monthly report on the number of outreach contacts, outreach line calls, referrals to services and street exits. From October 2019 to October 2020, there 1,196 outreach contacts/interactions with unsheltered individuals, 166 calls to the outreach line, 398 referrals for services and 56 street exits where individuals moved from the street to temporary or permanent housing.

During the 2014-2021 planning period, the City, in partnership with Los Angeles County, to construct the New Hope Temporary Shelter in the City of Bellflower. The Shelter, operational since December 2019, provides 50 beds for residents who have ties to the City (i.e., a previous address or attendance at the local high school.) The shelter is currently operated by Mercy House, which also serves as a supportive services coordinator assisting residents with transportation, counseling, and other applicable services and programs. The City also allocates approximately \$25,000 of CDBG funds annually to Kingdom Causes to offer employment opportunities through its Good Soils Industries program to residents at the shelter. The program assists in hiring residents that are unemployed by providing on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless. In addition to the New Hope Temporary Shelter, the City of Bellflower is also home to Little House, a transitional housing facility, that offers temporary housing and support services to alcohol and drug addicted women and their children.

To support households at-risk or experiencing homelessness, the City operates the Homeless Prevention and Rapid Re-Housing program using Housing Successor Agency Low and Moderate Housing Funds. The program offers financial resources to assist homeless neighbors with move-in costs (first month rent, deposit, and start-up utilities), with proof of ability to pay their own rent after first month of assistance, and short-medium term rental assistance. This program typically assists roughly 25 households annually. The City of Bellflower has also contributed, through its Community Development Block



Grant (CDBG), to Su Casa Family Crisis and Support Center. Su Casa provides supportive services for men, women and their children who are victims of domestic violence. Its outreach center provides group and individual counseling, parenting classes, legal assistance, court accompaniment and other related services. Since 1996, its Transitional Shelter Program provides individuals and families with the transition from crisis to independent living for up to 24 individuals for a one-year period. Residents at the transitional shelter are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKS advocacy, and transportation.

The City has included a housing program, under Goal 4, to specifically address the needs of this group in the 2021-2029 Housing Plan. The program commits the City to make formal arrangements to maintain a database of its seasonal and permanent homeless population, using an agency such as City Net. The City is also committed to using CDBG funds annually for programs that support households at-risk or experiencing homelessness.

Table 4-15: Inventory of Homeless Services and Facilities in the Region

Organization	Services Provided
New Hope Temporary Shelter 8833 Cedar Street Bellflower, CA (562) 370-9708	Provides transitional housing for homeless men, women and children, as well as counseling, shelter, food, and job-training.
At The Fountain Transitional Living Bellflower, CA 90706 (424)205-0369	Residential inpatient care for men and women offering affordable housing facilities, in a shared living environment.
Ollie house 8017 Cheyenne Avenue Downey, CA 90242 (562)900-8664	Shared housing for women only
Su Casa Family Crisis and Support Center³ 3840 Woodruff Avenue, Suite 203 Long Beach, CA 90808	Provides counseling, shelter, food and a 24-hour hotline to victims of domestic abuse.
Beacon Light Mission 525 Broad Avenue Wilmington, CA 90744 (310) 830-7063	Provides 7 nights temporary shelter for men (over 18 years old with ID). Breakfast & dinner are also provided.

³ The City of Bellflower has contributed, through its Community Development Block Grant (CDBG), \$3,743 in funds to the Su Casa Family Crisis and Support Center.



Organization	Services Provided
Catholic Charities 123 East Fourth Street Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.
Christian Outreach Appeal 515 East 3rd Street Long Beach, CA 90813 (562) 432-1440	Provides clothing to homeless, federal food, hot meals (Monday thru Friday and every 1st and 3rd Saturdays), baby food/diapers and transitional housing for women.
Cold Weather Hotline (800) 548-6047	Provides information regarding temporary shelter.
Little House 9718 Harvard Street Bellflower, CA 90706 (562) 925-2777	Offers transitional housing and support services to alcohol- and drug-addicted women and their children.
Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90813 (562) 591-1292	Provides shelter, food and clothing for the homeless.
Lutheran Social Services. of So.CA 1611 Pine Avenue Long Beach, CA 90813 (562) 591-1292	Provides referral to shelter and emergency food and clothing.
Rio Hondo Transitional Housing 1400 Norwalk Blvd. #213 Norwalk, CA 90650 (562) 563-8805	Temporary transitional housing and services for families. This facility provides several support services and programs to assist homeless households transition back into permanent housing status.
Salvation Army 7950 S. Pickering Avenue Whittier, CA (562) 698-8348	Temporary emergency housing and support services for individuals. Services include general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.
United Way Hotline (310) 603-8962	Provides generic telephone and referral services for the homeless in the Los Angeles County area.

Source: Bellflower Public Service Agencies listing at: <http://www.bellflower.org/home/index.asp?page=212>



4.4 – Housing Characteristics

A housing unit is defined as a house, apartment, or single-room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building, and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

4.4.1 – Housing Growth

According to the California Department of Finance, in 2020 there were 25,097 dwelling units in the City of Bellflower. This represents an increase of 201 units (0.008 percent) since 2010. The growth rate for the City is lower than the growth rate for the County overall (0.04 percent). A comparison of housing growth trends for Bellflower and neighboring jurisdictions is provided in **Table 4-16**.

Table 4-16: Housing Growth Trends

Jurisdiction	Housing Units		Numerical Change 2010-2020	Percent Change 2010-2020
	2010	2020		
Bellflower	24,896	25,097	201	0.008%
Cerritos	15,860	16,204	344	0.02%
Downey	35,601	35,838	218	0.006%
Lakewood	27,470	27,598	128	0.004%
Long Beach	176,032	177,783	1,751	0.01%
Norwalk	28,083	28,135	52	0.002%
Paramount	14,571	14,710	139	0.01%
Los Angeles County	3,443,087	3,590,574	147,487	0.04%

Source: California Department of Finance - E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2020, with 2010 Benchmark.



4.4.2 – Housing Type and Tenure

Table 4-17 provides summarizes the characteristics of the City's housing stock in 2010 and 2020 by unit type. As shown, single-family detached homes remain the predominant housing type; however, the majority of growth occurring in the City includes apartment complexes with five or more units. As the City is largely built out, most new housing development is occurring as infill on underutilized parcels. According to the California Department of Finance, the City is experiencing low vacancy rates which can cause housing prices to rise to increased demand.

Table 4-17: Comparative Housing Unit Mix in 2010-2020

Housing Type	2010		2020	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family				
Detached	12,355	85.6%	12,403	85.5%
Attached	2,079	14.4%	2,108	14.5%
Total	14,434	100%	14,511	100%
Multi-Family				
2-4 Units	1,796	17.2%	1,822	17.2%
5+ Units	7,352	70.3%	7,450	70.4
Mobile Homes	1,314	12.5%	1,314	12.4
Total	10,462	100%	10,586	100%
Total Housing Units				
Total Occupied	23,650	95%	24,024	95.7%
Vacancies	1,246	5%	1,073	4.3%
Total Units	24,896	100%	25,097	100%

Source: California Department of Finance - E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2020, with 2010 Benchmark.

Table 4-18, below, indicates that two- and three-bedroom homes still constitute the greatest proportion of housing units within the City. Two-bedroom homes make up the most significant part (37 percent) of the City's housing stock. Four- or more-bedroom homes were approximately 7 percent of the housing stock. Most of the larger homes in the City were built since the 1980s.



Table 4-18: Number of Bedrooms

Bedrooms	Number	Percent
Housing Units	24,874	100%
No Bedroom	944	4%
1-bedroom	5,581	22%
2-bedrooms	9,235	37%
3-bedrooms	7,159	29%
4-bedrooms	1,678	7%
5 or more bedrooms	277	1%

Source: U.S. Census Bureau, 2015-2019 American Community Survey.

4.4.3 – Age and Condition of Housing Stock

Table 4-19 shows the age of the housing stock in Bellflower based on information from the U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. In general, housing over 30 years old may need some major rehabilitation, such as a new roof, plumbing, etc. As indicated in **Table 4-19**, approximately 90 percent of Bellflower’s housing units were constructed prior to 1990 with a significant portion (59 percent) constructed between 1950 and 1969.

Table 4-19: Age of Housing Stock

Structures Built	Bellflower	SCAG Region
2014 or Later	0.4%	1.0%
2010 to 2013	0.2%	1.5%
2000 to 2009	3.8%	10.1%
1990 to 1999	4.8%	9.5%
1980 to 1989	7.2%	16.3%
1970 to 1979	12.5%	16.3%
1960 to 1969	26.6%	14.5%
1950 to 1959	32.4%	15.9%
1940-1949	7.7%	6.9%
1939 or earlier	4.3%	9.3%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

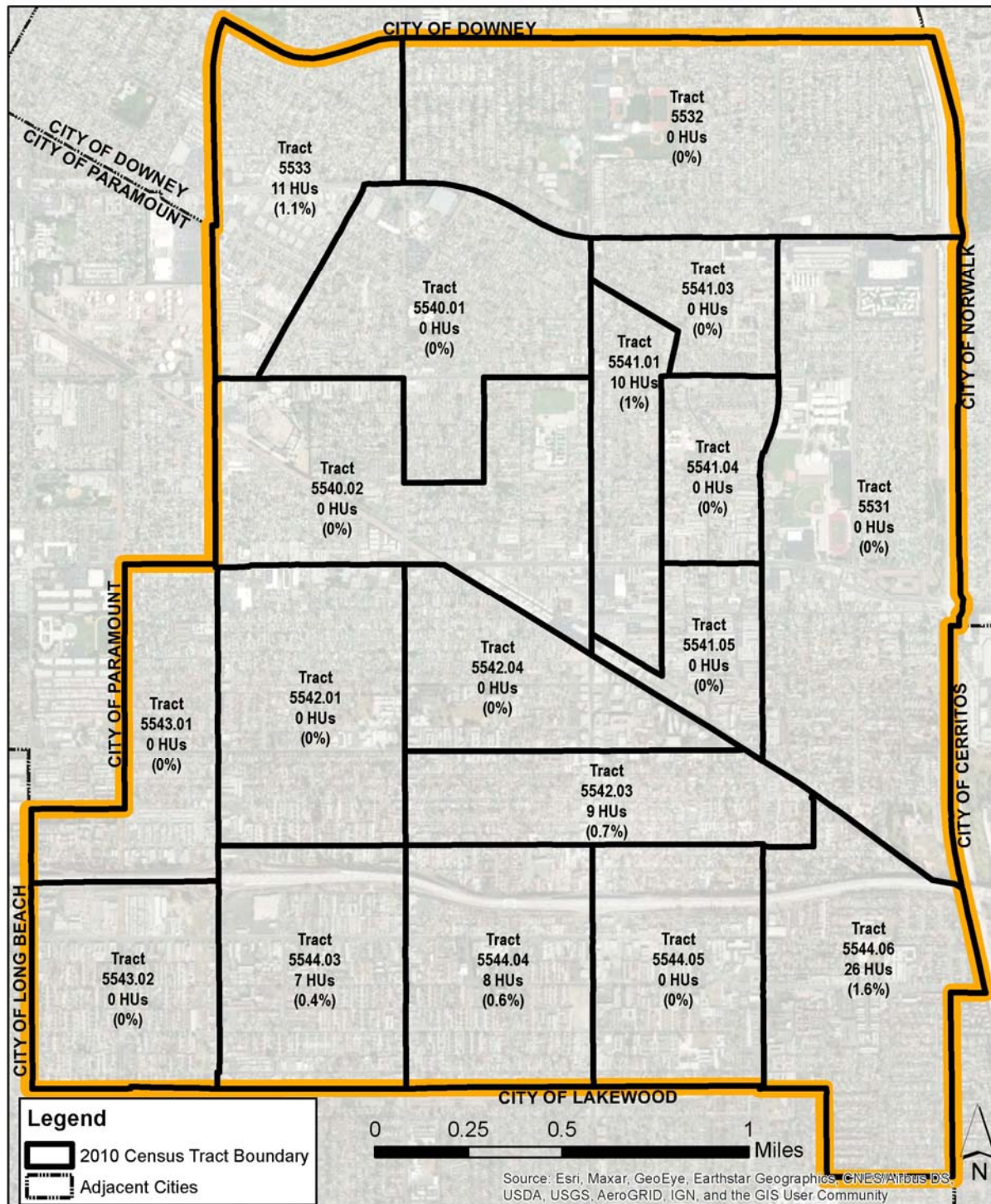


Typically, units that are more than 30 years old require preventative maintenance to avoid widespread housing deterioration. Some households, such as senior households, who are longtime homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property. Assistance, however, is available through the City's housing rehabilitation assistance programs, including the Housing Rebate Program. These existing programs can help preserve the City's existing affordable housing stock.

During the 2014-2021 planning period, the City opened 6,555 cases pertaining to property maintenance. Examples of code violations include households living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, illegal conversion of garages, and unsafe electrical work. Approximately 93% of those cases were closed and properties were brought up to code to meet quality housing standards. On an annual basis the City allocates approximately \$295,000 of CDBG and General funds toward the enforcement of the Bellflower Municipal Code relating to property maintenance and zoning in low- and moderate-income areas, as well as blighted areas. Code Enforcement is also responsible for proactively identifying substandard and deteriorating housing units and taking appropriate actions to ensure correction of deficiencies or removal and or replacement of those units which cannot be rehabilitated. From 2015-2021, 1,671 housing units were proactively inspected which exceed the 5-Year Strategic Plan objective of 350 housing units. **Figure 4** provides information on the locations of potentially substandard housing (based on the lack of sufficient plumbing facilities) by census tract and **Figure 5** provides census tract information showing where older homes (built before 1960) are located in Bellflower.



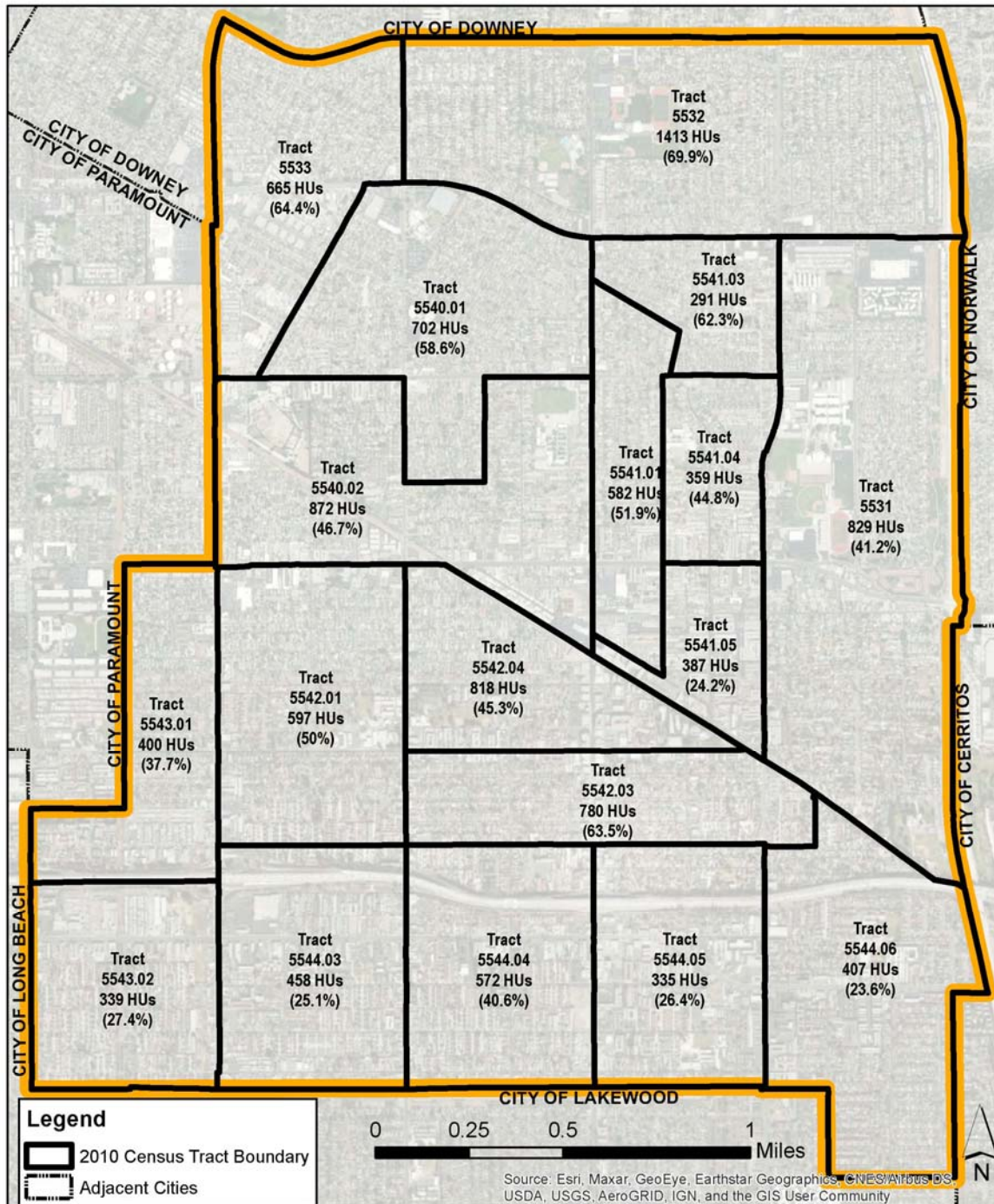
Figure 4: Substandard Units in Bellflower



Source: American Community Survey 2019 5-year Estimates



Figure 5: Number of Housing Units Built Before 1960



Source: American Community Survey 2019 5-year Estimates



4.4.4 – Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of their gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower-income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

Table 4-20: Affordable Housing Costs by Tenure

Income Level	Owner	Renters
Extremely Low-Income (0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low-Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Low-Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate-Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5

4.4.4.A – For Sale Housing

As shown in **Table 4-21**, 9.4 percent of owner-occupied units were valued below \$100,000. The 2019 ACS indicates that 1 percent of owner-occupied housing units were valued between \$100,000 and \$199,000; 4 percent were valued between \$200,000 and \$299,999; and 16 percent were valued between \$300,000 and \$399,999. The vast majority of the units in the City were valued between \$400,000 and \$499,999 (31.7 percent) and \$500,000 and \$599,999 (35.2 percent). Only 1.2 percent of units in the City were valued over \$1 million.

According to the 2019 ACS, the median sales price for new and a resale home in the City of Bellflower was \$522,800. This is about 80 percent of the median (\$666,900) reported for



the Los Angeles-Long Beach-Anaheim, CA Metro Area and about 90 percent of the median (\$568,500) reported for the State of California. Similarly, real estate website, Redfin, reported in January 2021 that the Bellflower housing market is “very competitive” with an average sales price around \$610,000 and 56 percent of homes selling for above listing price.

Table 4-21: Value of Owner-Occupied Housing Units

Price Range	Number of Units	Percent of Total ¹
Under \$100,000	852	9.4%
\$100,000 to \$199,999	105	1.2%
\$200,000 to \$299,999	405	4.4%
\$300,000 to \$399,999	1,503	16.5%
\$400,000 to \$499,999	2,895	31.7%
\$500,000 to \$999,999	3,208	35.2%
Over \$1,000,000	105	1.2%
Total	9,073	100%

Notes:
 Percentage may not equal to 100% due to rounding
 Source: 2015-2019 ACS B25075

4.4.4.B – Housing Rental Rates

According to the 2015-2019 ACS 5-Year Estimates, there were 23,240 total occupied housing units in Bellflower. Approximately 62 percent of the renter-occupied units were in buildings with 2 or more units. The median gross rent for Bellflower was \$1,368 per month between 2016 and 2020. This was among the lowest median rent levels among all neighboring cities, which had a median rental range from \$1,324 in Long Beach to a high of \$1,839 in Lakewood. The median rent for the County overall was approximately \$1,460. **Table 4-22** provides a comparison of median rental rates for Bellflower and its neighboring jurisdictions.

Table 4-22: Median Housing Rental Rates

Jurisdiction	Median Gross Rent
Bellflower	\$1,368
Downey	\$1,462
Lakewood	\$1,839
Long Beach	\$1,324
Norwalk	\$1,592
Paramount	\$1,388
County of Los Angeles	\$1,460

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.



RentCafé, a nationwide internet listing service (ILS) that enables renters to easily find apartments and houses for rent throughout the United States, indicates that the average rent in Bellflower in December 2020 was \$1,624, up 2 percent since 2019 and the average apartment size is 789 square feet. RentCafé also provides data on the rent ranges available in the City. In December 2020, RentCafé reported that 45 percent of rental units were between \$1,501 to \$2,000 a month and an additional 17 percent were over \$2,000 a month. Roughly 38 percent of rental units in the City were below \$1,500.

Table 4-23: Apartment Rent Ranges

Rent Range	Percentage of Units in the City
\$701-\$1000	5%
\$1,001-\$1,500	33%
\$1501- \$2000	45%
> \$2,000	17%

Source: RentCafe.com, 2020

4.4.4.C – Housing Costs and Affordability

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2020 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$77,300. **Table 4-24** illustrates maximum affordable mortgage payments and rents by household size in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs are adjusted based on the number of household members.

According to the rental market data shown in **Table 4-23**, very low-income households would not be able to afford rental apartments in the City given the current market trends. The maximum rent affordable to an extremely low-income households is \$878 (for a four-person household). As shown in **Table 4-23**, only 5 percent of the rental units in the City rent for less than \$1000, and many are at the higher-end of the range. Most very low-income households are also priced-out of the rental market in Bellflower. The maximum rental rate affordable to a very low-income household is \$1,464. This means that a majority of housing units are still unaffordable to lower-income renters.

Based on the affordable payments, shown in **Table 4-24**, moderate-income households could afford rental units within the City, as the range of affordability for moderate-income rental housing is \$696 to \$2,138 per month. Rental rates for one and two-bedroom units range from \$825 to \$1,075. Some 3-bedroom apartments would also be affordable to the moderate-income households with a rent cost of \$1,765 and below. As previously indicated, there are condominiums, townhomes, and single-family residences for rent in the City, but in limited numbers. Their rental rates range from a low of \$1,300 to a high of \$2,250 per month. Within this range, there are limited rental opportunities for some moderate-income households.



As discussed in **Section 4.4.4.A** above, the median sales price for new and resale housing in the City of Bellflower was at or above \$520,000 in 2020. Based on this information, and the maximum home prices shown in **Table 4-24**, current housing prices exceed the affordability range for extremely low-, very low- and low-income households. Based on current home prices, even moderate-income households may have difficulties finding a home to purchase in the City. Lower-income households often face additional barriers in both home ownership and renting due to a number of other factors such as saving up for a down payment or first month’s rent or the health of their credit history.

Table 4-24: Housing Affordability by Income Group

Income Group	Annual Household Income adjusted by Household Size ¹	Affordable Payment	
		Renter ²	Owner ³
Extremely Low (0-30 MFI)	30% AMI		
One Person (Studio)	\$23,700	\$591	\$94,800
Two Person (1 bedroom)	\$27,050	\$633	\$108,200
Three Person (2 bedrooms)	\$30,450	\$760	\$121,800
Four Person (3 bedrooms)	\$33,800	\$878	\$135,200
Five Person (4 bedrooms)	\$36,550	\$980	\$146,200
Very Low (30-50 MFI)	50% AMI		
One Person (Studio)	\$ 39,450	\$986	\$157,800
Two Person (1 bedroom)	\$ 45,050	\$1,056	\$180,200
Three Person (2 bedrooms)	\$ 50,700	\$1,267	\$202,800
Four Person (3 bedrooms)	\$ 56,300	\$1,464	\$225,200
Five Person (4 bedrooms)	\$ 60,850	\$1,633	\$243,400
Lower (50-80 MFI)	60% AMI		
One Person (Studio)	\$63,100	\$1,183	\$252,400
Two Person (1 bedroom)	\$72,100	\$1,267	\$288,400
Three Person (2 bedrooms)	\$81,100	\$1,521	\$324,400
Four Person (3 bedrooms)	\$90,100	\$1,757	\$360,400
Five Person (4 bedrooms)	\$97,350	\$1,960	\$389,400
Moderate (81-100 MFI)	80% AMI		
One Person (Studio)	\$ 64,900	\$1,578	\$259,600
Two Person (1 bedroom)	\$74,200	\$1,690	\$296,800
Three Person (2 bedrooms)	\$ 83,500	\$2,028	\$334,000
Four Person (3 bedrooms)	\$ 92,750	\$2,343	\$371,000
Five Person (4 bedrooms)	\$ 100,150	\$2,614	\$400,600

Notes:

1. Based on 2020 Los Angeles County MFI \$77,300 and 2020 HCD State Income Limits.
2. Based on CA Tax Credit Allocation Committee 2020 Maximum Rents. Monthly affordable rent based on payments of no more than 30 percent of household income.
3. Maximum affordable home sales prices based on a down payment of 20, annual interest rate of 5, 30-year mortgage, and monthly payment 30 of gross household income. Per industry standards home purchase price is typically no more than four times a household’s annual income.



4.5 – Assessment of Fair Housing

Signed into law on April 11, 1968, the Fair Housing Act was enacted to prohibit discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. The Act has two main purposes—prevent discrimination and reverse housing segregation. The part of the law that calls for the reversal of segregation is necessary because decades of unjust government policies and land use practices have led to the presence of housing segregation today. Research shows that people of color are most likely to live in neighborhoods with limited access to good jobs, healthy food, adequate schools, and other resources needed for success. In California, African-American and Latino households are about twice as likely to spend more than half of their income on housing compared to white households.

In 2018, the California State Legislature chose to further address significant disparities in housing needs and access to opportunity. Effective January 1, 2019, Assembly Bill (AB) 686, established Affirmatively Furthering Fair Housing (AFFH) obligation into state law. Public agencies in California are now required to administer programs related to housing and community development in a way that affirmatively furthers fair housing. AB 686, builds upon requirements from HUD, established in 2015, that require local governments receiving federal funds (e.g., Community Development Block Grants) and public housing authorities to complete an Assessment of Fair Housing as a condition of receiving HUD funds. This includes the identification of practices, or conditions that shape disparities in access to housing and broader opportunities experienced by communities of color, persons with disabilities and other groups protected by the Fair Housing Act (“protected groups”).

Assembly Bill (AB) 686 also requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Rule of July 16, 2015. Under state law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” Given the existing update of the City of Bellflower’s housing element, the City is required to complete an AFH.

The City of Bellflower is an entitlement jurisdiction and receives their HOME and CDBG funds directly from the State. As such, the City is required to prepare an Analysis of Impediments (AI) to Fair Housing Choice, which provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual or household’s access to housing in Bellflower for a five-year period. HUD has developed a series of indices for the purpose of completing the AFH and informing communities about disparities in access to opportunity. Information from the AI has been incorporated into the Housing Element to ensure consistency between the two documents.



4.5.1 - Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a locality, supported by fair housing entities, to disseminate information, outreach, and education to community members and raising awareness of fair housing laws and rights. Enforcement and outreach capacity also includes ensuring compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

4.5.1.A - Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

The City of Bellflower does not own or manage public housing units and does not maintain a Section 8 Housing Choice Voucher list; however, 635 renters in Bellflower or 1.6 percent of all households receive Section 8 tenant-based rental assistance from the Housing Authority of Los Angeles County. According to the City's 2020-2025 Consolidated Plan, nearly 21 percent of all households receiving Section 8 rental assistance from the Housing Authority are Hispanic. By comparison, 28 percent of Bellflower's Section 8 assisted households are Hispanic.

Housing discrimination complaints in the City of Bellflower can be filed directly with HUD. In California, housing discrimination complaints are processed by HUD's San Francisco Office of Fair Housing and Equal Opportunity (FHEO). Bellflower residents may also file complaints with the State Department of Fair Employment and Housing (DFEH) and the Fair Housing Foundation (FHF), a nonprofit, civil rights organization dedicated to promoting equal access to housing choices for everyone.

From 2010-2019, 24 Bellflower residents filed fair housing discrimination complaints with HUD. **Table 4-25** shows that the most frequent basis for complaints were disability, race, familial status, and retaliation. There are a myriad of issues or alleged acts triggering the housing discrimination complaints. Some of the issues or alleged acts included discriminatory refusal to rent; discriminatory advertising; failure to make reasonable accommodation; and discriminatory terms, conditions, privileges, or services and facilities. In the majority of cases, HUD was able to successfully reach a conciliation/settlement.

In the past four fiscal years – FY 2015/16 to FY 2018/2019 – 63 fair housing inquiries or allegations have been filed with the Fair Housing Foundation. Of the total 36 cases, more than half (57 percent) of the complaints were made on the basis of a physical or mental disability and 16 percent were based on Family Status. Other complaints were based on race (14 percent), Source of Income (5 percent), National Origin (3 percent), Gender (3 percent) or were Arbitrary (2 percent). According to the City's 2020 AI, the City of Bellflower has been neither charged by HUD with a housing discrimination complaint nor subject to a lawsuit filed by the Department of Justice.



Table 4-25: Housing Discrimination Complaints by Protected Class

Protected Class	Number of Cases	Percentage Distribution
Disability	7	29.3%
Race	5	20.8%
Familial Status	4	16.7%
Retaliation	4	16.7%
National Origin	2	8.3%
Sex	1	4.1%
Color	1	4.1%
Total	24	100.0%

Source: U.S. Department of Housing and Urban Development, San Francisco Office Fair Housing and Equal Opportunity

4.5.1.B - Compliance with Existing Fair Housing Laws and Regulations

The Bellflower 2020 AI serves as the City’s fair housing planning document. As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, Bellflower is required to update the AI and the Consolidated Plan every five years and to report the findings and progress in the Consolidated and Performance Evaluation Report (CAPER) submitted to HUD following each program year. The purpose of the AI is to identify impediments to fair and equal housing opportunities in Bellflower. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in the City. The scope, analysis, and format used in the report adheres to recommendations of the Fair Housing Planning Guide published by HUD. During the preparation of the AI, a survey was administered to gauge the extent of housing discrimination in the City. Valuable input to the AI was provided by the following:

- Planning and Building Services Department
- Fair Housing Foundation (FHF)
- Los Angeles County Development Authority (LACDA)
- California Tax Credit Allocation Committee (CTCAC)
- California Department of Housing and Community Development (HCD)
- U.S. Department of Housing and Urban Development – Fair Housing and Equal Opportunity (FHEO), San Francisco Regional Office
- Bellflower residents

The City of Bellflower contracts with the Fair Housing Foundation (FHF) to promote equal access to housing choices for everyone. Since 1964, FHF’s mission is “to promote the enforcement of fair housing laws and encourage an atmosphere of open housing through education, enforcement activities, counseling services, and outreach programs.” FHF maintains two local offices:



- 3605 Long Beach Blvd., Suite 302, Long Beach, CA 90807
- 2300 E. Katella Ave., Suite 405, Anaheim, CA 92806

Both offices are open for business Monday through Friday, 8:00am to 5:00pm. Funded primarily with Community Development Block Grant (CDBG) funds and donations, FHF provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to residents in Los Angeles and Orange counties. The comprehensive Fair Housing services include:

- Housing Discrimination Complaint Investigation
- Fair Housing Education and Outreach
- Tenant and Landlord Counseling
- Rental Counseling

Additionally, the City maintains various compliance mechanisms in place to ensure compliance with State Fair Housing Laws and regulations (**Table 4-26**).

Table 4-26: Compliance with State Fair Housing Laws

State Fair Housing Laws	Compliance Mechanism
California Fair Employment and Housing Act (FEHA)	The City analyzed compliance with FEHA within the 2020 Analysis of Impediments.
FEHA Regulations	The City analyzed compliance with FEHA regulations within the 2020 Analysis of Impediments.
Government Code section 65008	Development projects, regardless of affordability, are subject to the same level of scrutiny; however, affordable housing developments are offered incentives and streamlined processing.
Government Code section 8899.50	The City analyzed compliance with this section of the Government Code within the 2020 Analysis of Impediments.
Government Code section 11135	The City’s 2020 AI indicates compliance with this section of the Government Code.
Density Bonus Law	The City applies the State Density provisions to all eligible projects.
Housing Accountability Act	To date, the City has not denied a development project for very low-, low-, or moderate-income households and has approved an emergency shelter during the 2014-2021 planning period.
No-Net-Loss Law	A program was included within the 2021-2029 Housing Element to address no net loss.
Least Cost Zoning Law	As a built-out city, access to infrastructure is available to all potential housing sites and residentially zoned parcels.
Excessive subdivision standards	The City of Bellflower is built-out and does not have land available for future subdivisions, however subdivisions are



	permitted through the Planned Development review process.
Limits on growth controls	There are no growth controls in place in the City.
Housing Element Law	The City is committed to updating their Housing Element and submitting Annual Progress Reports to HCD to ensure compliance with Housing Element Law.

The City of Bellflower recently prepared the 2020 AI and the 2020-2025 Consolidated Plan. In late 2019, the City prepared a 2020-2025 Consolidated Plan Survey for residents and stakeholders to provide their opinion about current housing, community, and economic development needs. The information gathered from the community surveys helped the City decide how federal CDBG and HOME program funds should be spent in the community. The deadline to complete the survey was January 31, 2020. Hard copies of the survey were made available at the Economic Development Department Counter at City Hall (2nd floor).

Staff completed four stakeholder interviews in January 2020 to obtain input on community needs that could potentially be addressed in the Consolidated Plan. The stakeholders included the following:

- Los Angeles Homeless Services Authority: Lead agency in the Los Angeles Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Los Angeles County.
- Little House, Inc.: Provides quality, licensed residential treatment services to women from Bellflower and surrounding communities.
- Kingdom Causes: Focuses on three areas: housing/homelessness, job creation, and community engagement.
- Fair Housing Foundation: Non-profit organization dedicated to eliminating discrimination in housing and promoting equal access to housing choices.

Based on stakeholder interviews, the following were listed as pressing issues:

- Homelessness
- Low-moderate income families face environmental hazards, such as freeway, parks, parking lots, and abandoned buildings
- Low-moderate persons are more vulnerable to low healthcare management
- Low-moderate persons are susceptible to living in weak building structures and lack of building repairs

Stakeholders listed the following community needs:

- Accessible housing for elderly and disabled persons
- Multi-family housing
- Transitional housing



- One-stop-shop and education for navigating and accessing resources in the City
- Preservation of existing affordable housing
- Accessible workforce housing
- Economic development/revitalization
- Financial education

To further increase outreach capacity to neighborhoods with protected classes, the City will partner with public agencies whose mission is focused on assisting households living at or below the poverty level (Program 22 of the Housing Plan). The City has also added Program 23 to affirmatively market housing programs in local publications and ensure outreach to all potentially eligible households, especially those least likely to apply for housing assistance.

4.5.2 - Patterns of Dissimilarity, Integration and Segregation

To inform priorities, policies, and actions, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area. The Housing Element must address both integration and segregation in order to evaluate discriminatory patterns and practices and better identify and prioritize contributing factors to fair housing issues.

The following definitions of Fair Housing Protected Classes were utilized for the Housing Element AFFH analysis:

- Race: Refers to family, tribe or group of people coming from the same common ancestors.
- Color: Refers to the color of an individual's skin.
- National Origin: refers to the country in which a person was born, or from which the person's ancestors came.
- Familial Status: Refers to a situation where there are one or more persons under age 18 who reside with a parent, legal guardian, etc. This also applies in the case of pregnancy or for people who are in the process of gaining legal custody of a person under age 18.



- Handicap/Disability: Refers to physical, mental and developmental disabilities.
- Sex: Includes gender (male or female), gender identity, and gender expression. Also includes, but not limited to, pregnancy, childbirth, or conditions related to pregnancy or childbirth.
- Religion: Refers to all aspects of religious belief, observance, and practice.

4.5.2.A – Race and Ethnicity

Within the City of Bellflower’s 2020 AI, the City was required to evaluate private sector impediments, which are discriminatory practices prohibited by the 1968 federal Fair Housing Act, as amended, and the California Fair Employment and Housing Act. One way to do so, is to look at the Index of Dissimilarity for the City. The U.S. Census Bureau explains that an index of dissimilarity measures the percentage of a groups’ population that would have to change residence for each neighborhood to have the same percentage of that group as the metropolitan area overall. The index ranges from 0.0 (complete integration) to 1.0 (complete segregation). HUD’s Assessment of Fair Housing Tool for Local Governments states that the Index of Dissimilarity measures the degree to which two groups are evenly distributed across a geographic area and is a commonly used tool for assessing residential segregation between two groups. HUD Defines three segregation levels:

VALUE	LEVEL OF SEGREGATION
0-39.99	Low Segregation
40-54.99	Moderate Segregation
55-100	High Segregation

Brown University’s Diversity and Disparities database has calculated an Index of Dissimilarity for cities throughout the United States using 2010 Census data. According to Brown University, a value of 60 (or above) is considered very high. It means that 60 percent (or more) of the members of one group would need to move to a different census tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low.

The City of Bellflower’s Index of Dissimilarity and the index reveals a Low Segregation Level for all racial/ethnic group pairings:

- White-Black/Black-White 25.8
- White-Hispanic/Hispanic-White 18.1
- White-Asian/Asian-White 10.0
- Black-Hispanic/Hispanic-Black 20.3
- Black-Asian/Asian-Black 18.9
- Hispanic-Asian/Asian-Hispanic 1.9

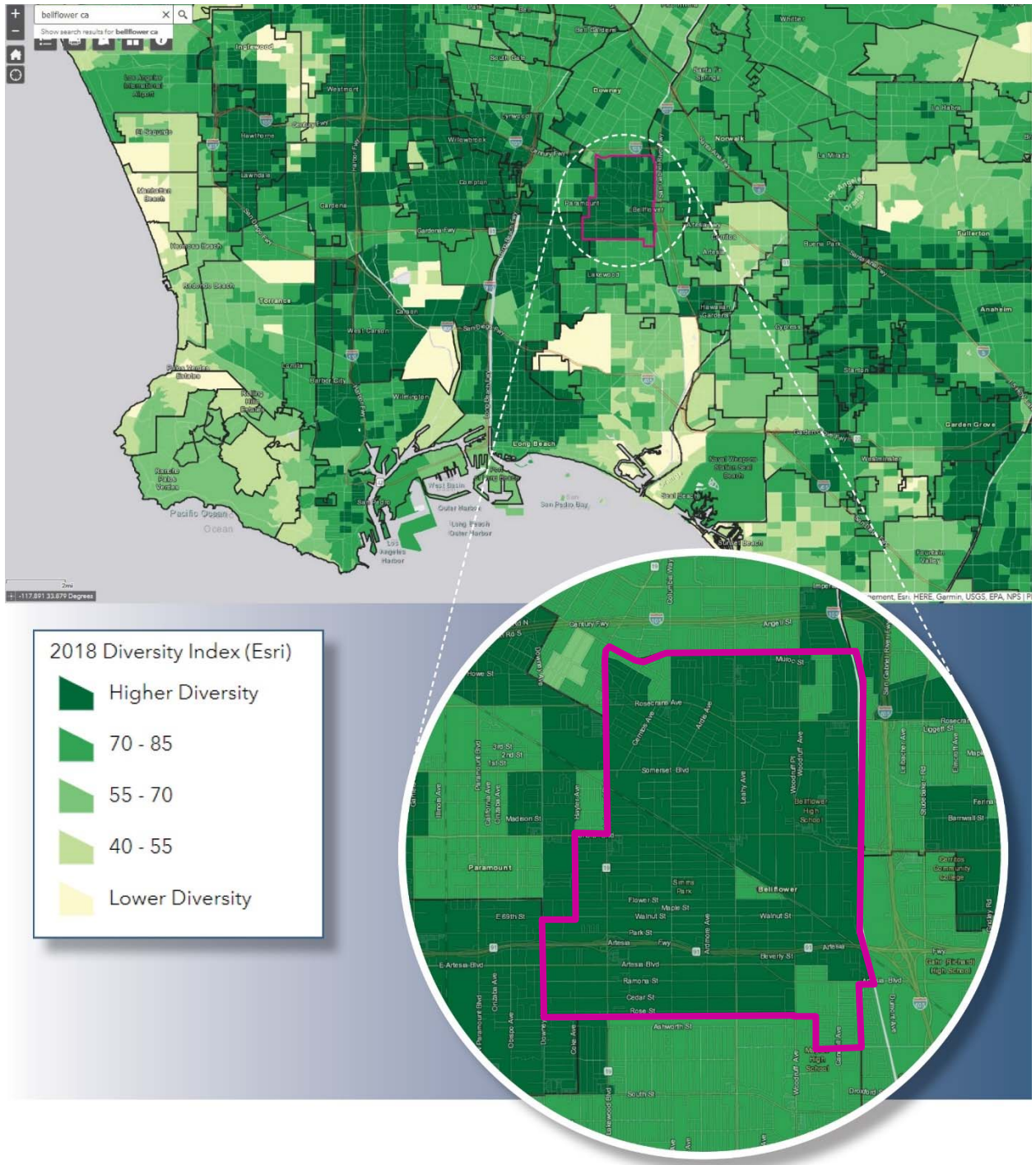


Additionally, there is a historic pattern of diversity across the City. As shown in **Figure 6**, the City of Bellflower, down to the Census block group level, exhibits higher diversity than various surrounding cities and the broader Los Angeles region. The Diversity Index measures the likelihood that people chosen at random from the same area belong to different race or ethnic groups. Most residents in Bellflower and surrounding communities identify as Hispanic and Other Races (including 2 or more races), as described in the Community Profile of the Housing Element. Across Los Angeles County, white communities are predominantly concentrated along the coast (**Figure 6**). Bellflower is similar to other urban communities in the Southern California Association of Governments (SCAG) region, where residents that identify as Hispanic are concentrated in inland communities in Riverside, Orange, and San Bernardino counties. Addressing patterns of segregation across the broader region requires implementing place-based community development interventions and non-place-based interventions to address inequities, including permanent measures of poverty alleviation and broader distribution of affordable housing.

Based upon the existing and historic data available for the City, it is largely integrated, with a diversity of residents based on racial/ethnic identity. There is no evidence of ongoing or concentrated segregation within the City.



Figure 6: Diversity Index by Census Block Group



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.

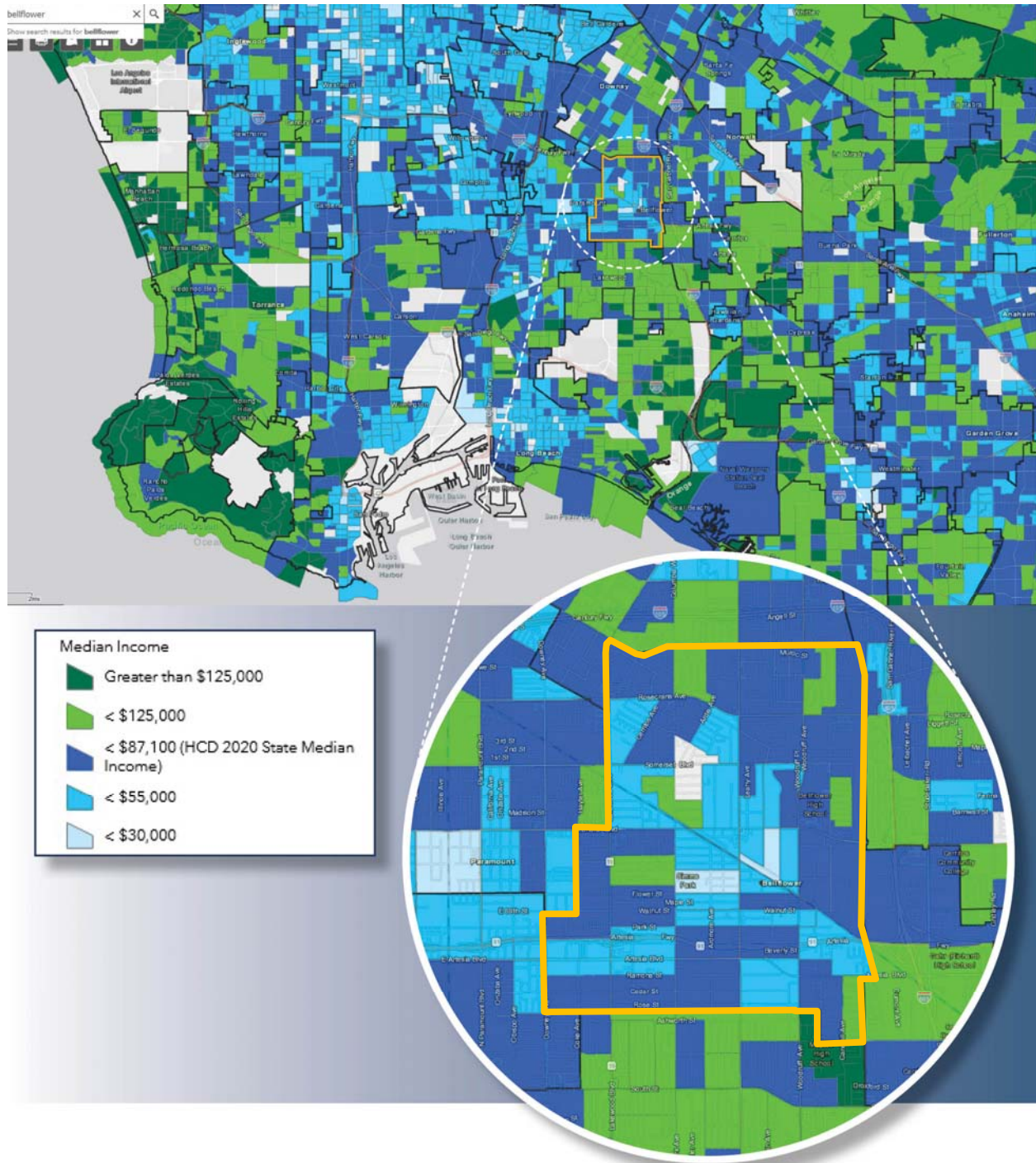


4.5.2.B – Income

As discussed in **Section 4.2.3**, the 2019 ACS Estimates indicates that in the City of Bellflower, the median household income was approximately \$60,011. As shown in **Figure 7**, median incomes in the City vary widely by census block group. There are no block groups with a median income greater than \$125,000 annually. There are two block groups that have a median income of less than \$30,000, while most of the City's 51 total block groups are around the HCD 2020 State Median income of less than \$87,100 annually (21 block groups) or less than \$55,000 annually (14 block groups). As the income of block groups vary across the City, there does not appear to be a concentration of any particular income within any one area of the City. Compared to the region, there is a concentration of lower-income households in the City of Bellflower. Addressing these patterns requires implementing place-based community development interventions and non-place-based interventions to address inequities across the region, including permanent measures of poverty alleviation and broader distribution of affordable housing. Within the 2021-2029 Housing Plan, Program 15 is aimed at providing incentives and support for affordable housing, to help ensure lower-income households have access to housing opportunities within higher opportunity areas in the City. The connection between race and poverty will be further explored in **Section 4.5.3**.



Figure 7: Median Income by Census Block Group



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



4.5.2.C – Familial Status

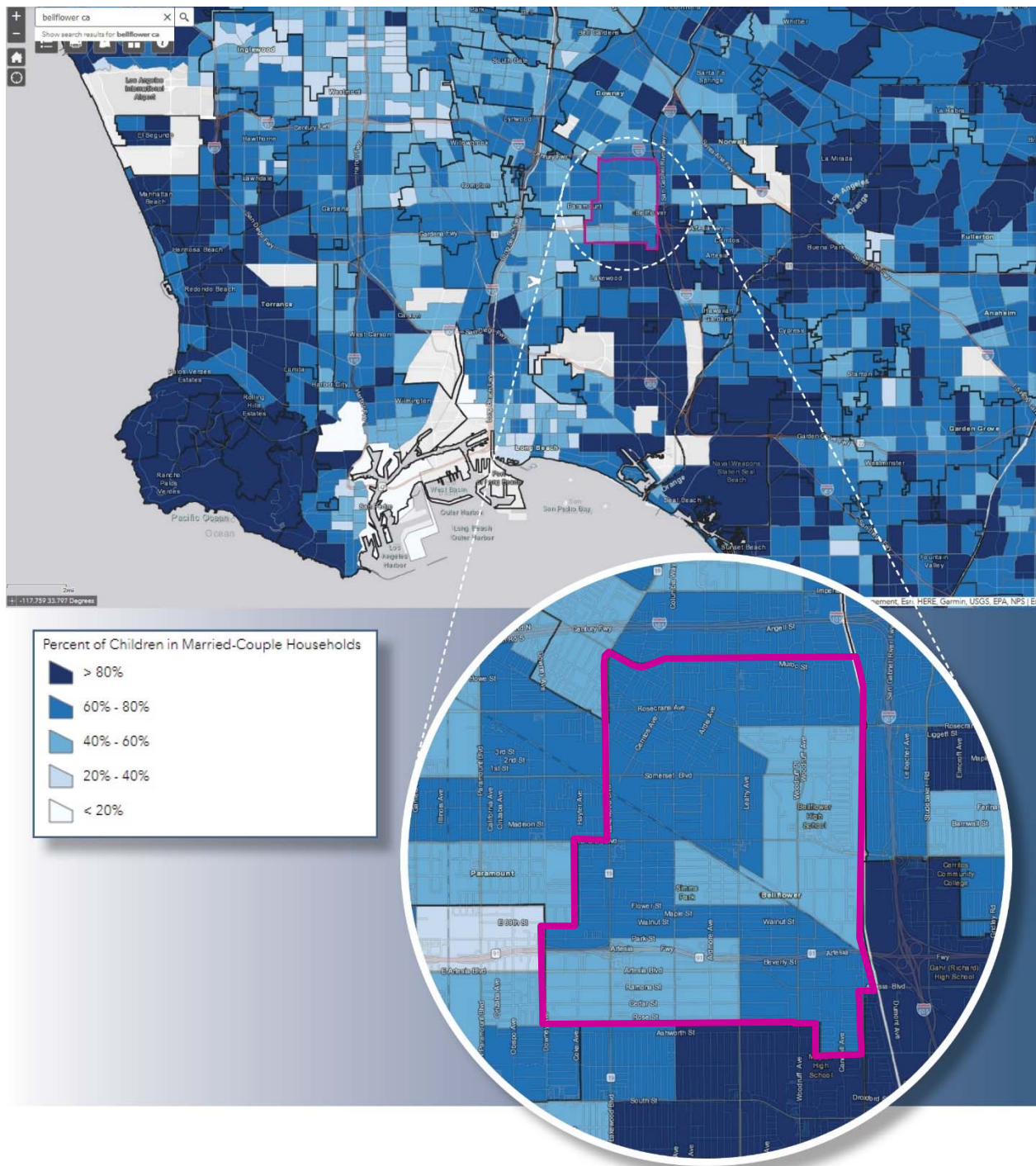
The 2019 ACS 5-year Estimates indicate there were 23,240 households in the City with an average household size of 3.29 persons. Of the total number of households, approximately 52.6 percent were classified as families. From 2010 to 2020, Bellflower had a significant decrease in the number of family households, especially those with children. In 2020, family households comprised approximately 71.4 percent of all households in neighboring City of Cerritos. In 2020, 20.9 percent of all households in Bellflower were single person households and 26.5 percent were non-family households, which consist of households with unrelated persons living together.

As shown in **Figure 8**, while married households with children are the predominant family structure in Bellflower, the number of families, with and without children, is lower than other suburban areas in the SCAG region. The City's 2020 AI also states that the lowest poverty rates in the City are experienced by married couple families with and without children. The highest rates of poverty (28.5 percent) were female householders with children, which is higher than that of male householders with children (14.7 percent.) Despite this, a concentration of low-income female householders does not exist in any specific area of the City as shown in **Figure 8**.

Within the 2021-2029 Housing Plan, Program 15 is aimed at providing incentives and support for affordable housing, including larger units for families. The City also partners with Su Casa, Kingdom Causes and other organizations to support female-headed households and women experiencing domestic abuse. The City offers a range of educational opportunities and one-on-one counseling with the Fair Housing Foundation for low-income residents, including single-parent households. In their 2019 Impact Report, Fair Housing Foundation indicated that they are also seeking to expand childcare options within their member jurisdictions to reduce the barriers single-parent households face to entering the workforce.



Figure 8: Children in Married-Couple Households



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



4.5.2.D – Persons with Disabilities

As indicated in **Section 4.3.1**, the 2015-2019 American Community Survey (ACS) 5-Year Estimates indicate that within the City of Bellflower, approximately 11 percent of the population 18 years and older have a disability. A total of 5 percent of that population is aged 65 years or older. A total of 16.7 percent of the City's population age 18 years and over with a disability, has a sensory, physical, and mental disability. The percent of the population with a disability has decreased across various census tracts in the City from 2010-2021. The highest concentration of people with a disability is between 10-20 percent in two areas of the City: north of State Route 91 and south of Alondra Boulevard, in addition to one census tract in the southeastern corner of the City, east of Woodruff Avenue and south of the Pacific Electric Railway. As shown in **Figure 9**, the rate of disability is generally even across the City and reflects the dominant pattern across the SCAG region.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Their housing needs are further compounded by design issues and location requirements, including universally-designed housing units. As shown in **Table 4-27**, the City has updated its Zoning Code to address common barriers to the provision of housing for disabled individuals. The Economic Development Department currently provides housing rehabilitation assistance, through their Fix-It Grants, Mobile Home Grants, and Low Interest Deferred Loans (Program 2 in the Housing Plan) that are available to renters and homeowners with disabilities for unit modification to improve accessibility. Programs 10 and 23 within the 2021-2029 Housing Plan are also intended to remove constraints to the development of housing for individuals with disabilities and to promote reasonable accommodation procedures.

Additionally, the Southern California Rehabilitation Center (SCRS) assists people with disabilities to live more independently and to remove architectural and attitudinal barriers in society that limit their independence. Staff provides information and referrals, advocacy, independent living skills, peer support, nursing home transitions, and home modifications. SCRS maintains a waiting list for all cities served by the organization. Seven senior housing developments with a combined total of 749 housing units are located in Bellflower:

- Artesia Senior Apartments - 100 units
- Bellflower Friendship Manor - 144 units
- Bellflower Oak Tree Manor - 25 units
- Bellflower Senior Center - 50 units
- Bellflower Terrace - 180 units
- Belmont Place - 170 units
- Ramona Senior Center - 80 units

In addition, senior and disabled persons can live in an Adult Residential Facility (ARF). According to the California Department of Social Services, an ARF provides 24-hour a



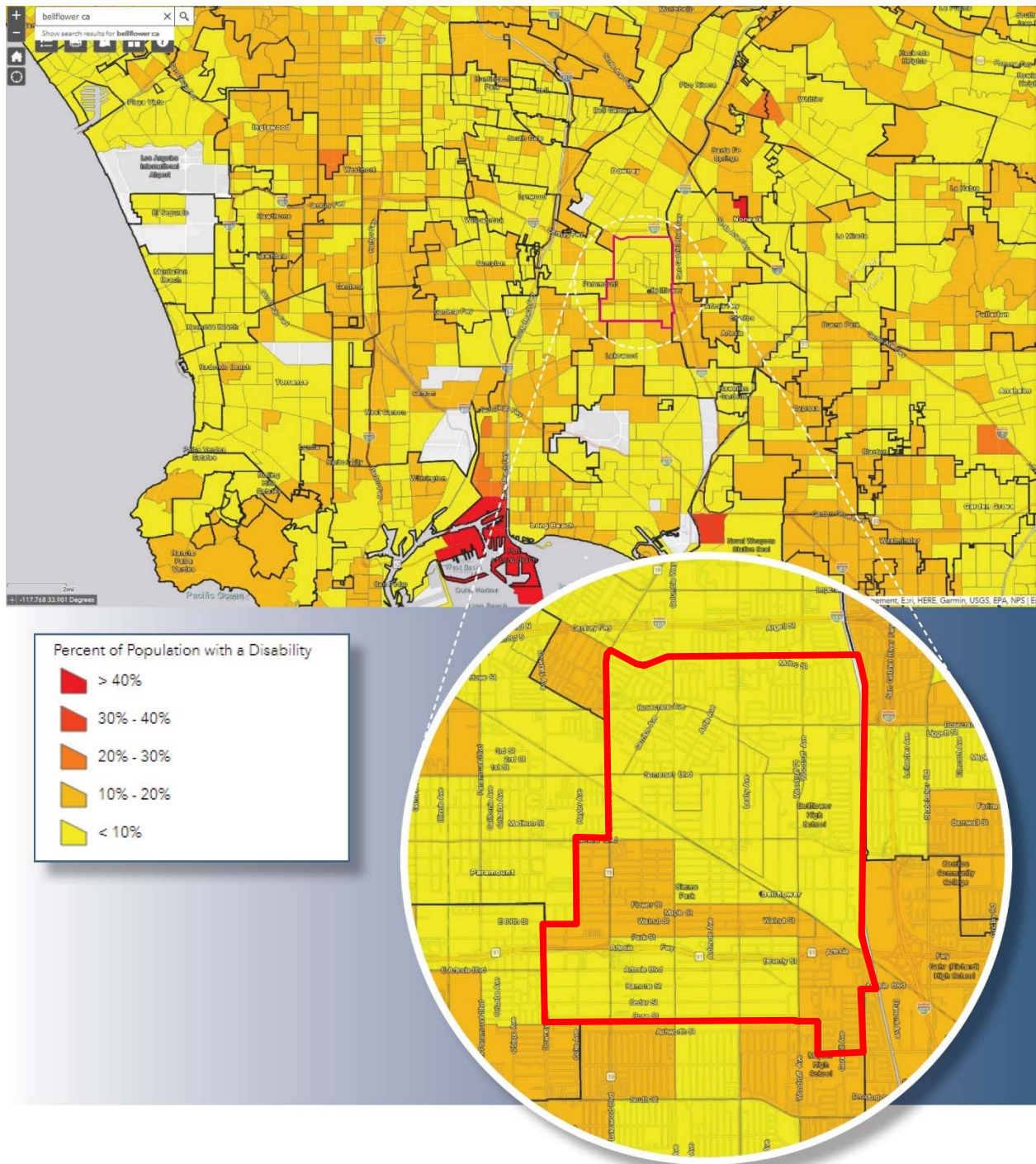
day, non-medical care and supervision for clients ages 18-59 or any person 60 years of age or older under specified requirements. These clients may have a mental, physical, or developmental disability. There are 26 adult residential care facilities located in Bellflower with a combined capacity of 123 persons, Senior residents, that may or may not be disabled, may also access a Residential Care Facility for the Elderly (RCFE), a housing arrangement for persons, 60 years of age and over, where 24-hour non-medical care and supervision is provided. Residential Care Facility for the Elderly are often referred to as assisted living facilities, or board and care homes. There are seven RCFE located in Bellflower with a combined capacity of 211 persons.

Table 4-27: Addressing Barriers for Individuals with Disabilities

Common Zoning Barriers for Persons with Disabilities	Compliance Mechanism
Reasonable Accommodation Procedure	Chapter 17.42 of the BMC establishes reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities.
Family Definition	The BMC definition of “family” is in compliance with State law. The revised definition does not restrict the definition of family to persons related by blood or marriage and expands it to include individuals living as a single household in a dwelling unit.
Excluding Group Homes	The Bellflower Zoning Code identifies “community care” facilities for seven or more persons as a conditional use that is allowed in C-G and M-1 zones.
Spacing Requirements	Residential care facilities cannot be located within five hundred (500) feet of any public or private school, park or playground, and any on-sale or off-sale alcohol establishments or within one thousand (1,000) feet of any other residential care facility for seven (7) or more persons, including for the elderly.
Unit Types and Sizes	Chapter 17.16.180 of the BMC permits SRO units as a residential use, subject to those regulations that apply to other residential dwelling units of the same type in the same zone.
Lack of Accessible ADUs	The City approved Chapter 17.17 to relax the standards to develop attached and detached accessory dwelling units.
Nuisance and Crime Free Ordinances	The City does not have a Crime-Free Ordinance. It does have a Nuisance Ordinance focused on property maintenance.
Lack of By Right Zoning for Supportive Housing	The City currently allows supportive housing as a residential use in all zones that allow residential uses. The City also included Program 18 in the 2021-2029 Housing Plan to address AB 2162, to allow larger supportive housing developments. The City recently constructed and is operating an emergency shelter with 50 beds.



Figure 9: Population with a Disability



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



4.5.3 - Racially & Ethnically Concentrated Areas of Poverty (R/ECAP)

Within the City of Bellflower approximately 10.7 percent of the population lives below the poverty level, according to the 2019 ACS, 5-Year Estimates. To assist communities in identifying racially or ethnically concentrated areas of poverty, HUD developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test: a nonwhite population of 50 percent or more or a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower. As shown in **Figure 10** and **Table 4-28**, consistent with Bellflower’s 2020 AI, there are no census tract in the City of Bellflower that have a poverty rate of 40 percent or more. Therefore, the City does not, by definition, have any areas of racially/ethnically concentrated areas of poverty. This is also supported by the TCAC/HUD Opportunity Maps, which show that in 2021 there were no areas of high segregation and poverty identified in the City.

Table 4-28: Bellflower Poverty Rates by Census Tract: 2018

2018 Census Tract	Universe	Number Below Poverty Line	Percent Below Poverty Line
5541.05	4,569	1,137	24.90%
5541.04	2,487	579	23.30%
5544.03	5,504	1,258	22.90%
5541.01	3,655	806	22.10%
5543.02	4,400	860	19.50%
5544.04	4,018	685	17.00%
5544.05	3,045	510	16.70%
5542.04	4,405	624	14.20%
5540.02	5,834	799	13.70%
5540.01	3,627	440	12.10%
5544.06	4,888	562	11.50%
5531	6,941	684	9.90%
5543.01	3,348	310	9.30%
5541.03	1,520	129	8.50%
5542.03	3,579	294	8.20%
5533	3,092	248	8.00%
5532	7,474	496	6.60%
5542.01	4,641	229	4.90%
Total	77,027	10,650	13.80%

Source: American Community Survey (ACS) 5-Year Estimates, Table S1701: Poverty Status in the Past 12-Months

While there are no census tracts that meet the definition of R/ECAP, the City is located within Los Angeles-Long Beach–Santa Ana CA Metro Area. The minority population percentage of the Metro Area is 68.5 percent (8,802,783/12,849,383). Thus, an area of



minority concentration is a census tract having 68.5 percent of the population identifying with a minority group. Within the City, the AFFH Viewer, shows that only Tract 5541.01 has a minority population of more than 50 percent or more. Areas of minority population concentration and high poverty rates create an impediment to fair housing because the neighborhoods lack access to opportunity, for example, educational and employment opportunities. Actions to ameliorate this impediment involve improvements to the neighborhood, creating incentives for market rate housing development, and enhancing the economic mobility of residents. To achieve this, the City has included Programs 20 through 24, focused on reducing poverty, providing job training, integrating housing based on affordability, and affirmatively marketing local housing programs.

Diving deeper, **Table 4-29** shows that poverty rates differ by race and ethnicity. According to the 2015-2019 ACS 5-Year Estimates, the Asian and Non-Hispanic White populations in the City have the lowest poverty rates (8.6 percent and 9.6 percent). Black or African American residents have the highest poverty rate (12.6 percent). According to this data source, all groups – except for the White, Not Hispanic group - have poverty rates lower than the County and statewide rates. For example, the County's Black/African American population has a poverty rate of 19.2 percent, compared to the City's 12.6 percent. In contrast, the County's White, Not Hispanic population has a poverty rate of 15.8 percent compared to the City's 9.7 percent.

Table 4-29: Poverty Status by Race and Ethnicity

Race/Ethnicity	Population	Number Below Poverty Level	Percent Below Poverty Level
One Race			
White	23,440	2,286	9.8%
Black or African American	13,145	1,657	12.6%
American Indian and Alaskan Native	N	N	N
Asian	6,511	558	8.6%
Native Hawaiian or Other Pacific Islander	N	N	N
Some Other Race	29,788	2,888	9.7%
Two or More Races	N	N	N
Hispanic or Latino of any race	46,186	4,411	9.7%
White Alone, Not Hispanic	8,518	918	9.6%

Source: 2019 American Community Survey 1-Year Estimates, Table S1701 Poverty Status in the Past 12 Months

In addition to identifying and analyzing racially and ethnically concentrated areas of poverty, it is also important to consider concentrated areas of affluence to better evaluate trends, patterns, policies, and practices and to guide meaningful goals and actions to address fair housing issues. In response to the R/ECAPs utilized by HUD in its 2015 AFFH rule, scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAAs) metric to fully tell the story of segregation in the United States.⁴ Based on their research, RCAAs are defined

⁴ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124.



as census tracts where: 1) 80 percent or more of the population is white; and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California's relative diversity. At the time this Element was drafted, the RCAA maps were unavailable on the AFFH Viewer.

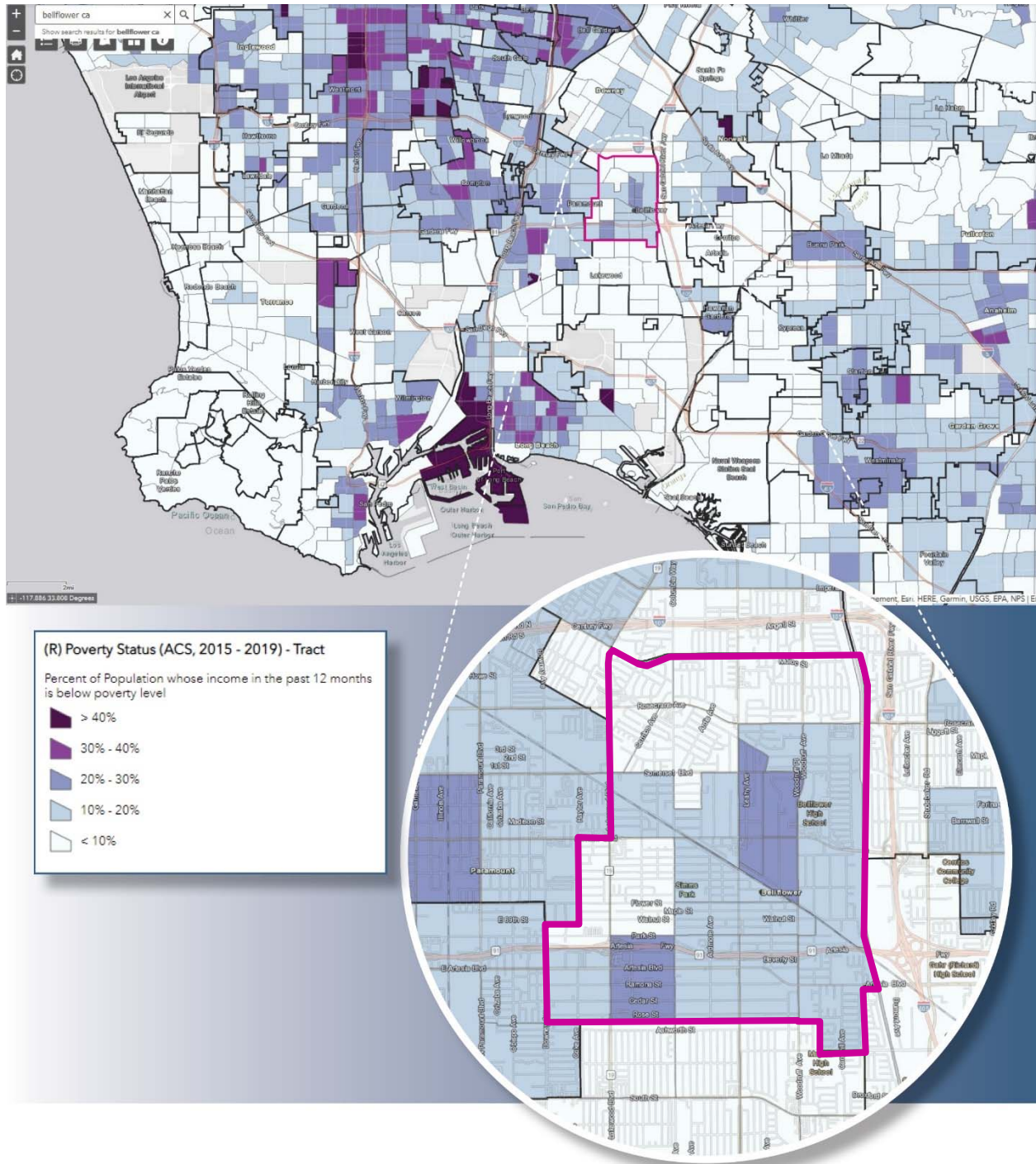
Within the City's 2021-2029 Housing Plan, the City is committed to the following actions, in alignment with the City's 2020-2025 Consolidated Plan and 2020 AI:

- **Evaluate Place-Based Strategies** - evaluate place-based strategies that could be effectively implemented in the neighborhoods with minority population concentrations, high poverty rates, and low resources.
- **Reduce Neighborhood Poverty Levels** - implement the 2020-2025 Consolidated Plan Anti-Poverty Strategy.
- **Develop Market Rate Housing** - encourage the development of market rate housing in neighborhoods with minority population concentrations, high poverty rates, and low resources.

The programs mentioned above, have been integrated into the 2021-2029 Housing Plan, under Goal 4.



Figure 10: Poverty Status



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



4.5.4 - Disparities in Access to Opportunity

Access to opportunity is a measure used to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. The measure encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (e.g., air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions). California Government Code Section 65583 (10)(A)(ii) requires that the Housing Element identify and analyze significant disparities in access to opportunity.

4.5.4.A - Education

The Bellflower Unified School District operates the public schools located within the City, including: nine elementary schools, one learning center, two middle/high schools, one continuation school, and a K-12 independent study academy. Based on the TCAC/HUD Opportunity Maps focused on Educational Outcomes (**Figure 11**), a more positive educational outcome is expected for students in areas north of Rosecrans Avenue. The TCAC/HUD Opportunity Map analyzes a number of factors including percentage of 4th graders who meet or exceed literacy and math proficiency standards, percentage of high school cohort that graduated on time, and percent of students not receiving free or reduced-price lunch.

The number of students graduating from Bellflower Unified School District is high - 94.4 percent of students graduate from high school in four years with a regular high school diploma, compared to 82.3 percent in the County and 84.3 percent in the State.⁵ However, only 55.9 percent of students enroll in a postsecondary institution, compared to 63.1 percent in the County and 65.8 percent in the State. Most Bellflower students that pursue higher education (64.1 percent) enroll in a community college.

HUD measures school performance by examining the percentage of 4th grade students proficient in math and reading according to state standardized tests. As shown in **Table 4-30**, in Bellflower, a pattern of low-test scores in English language arts/literacy (ELA) and math exists, particularly for economically-disadvantaged students.

Table 4-30: School Performance, 4th Grade, 2018-2019

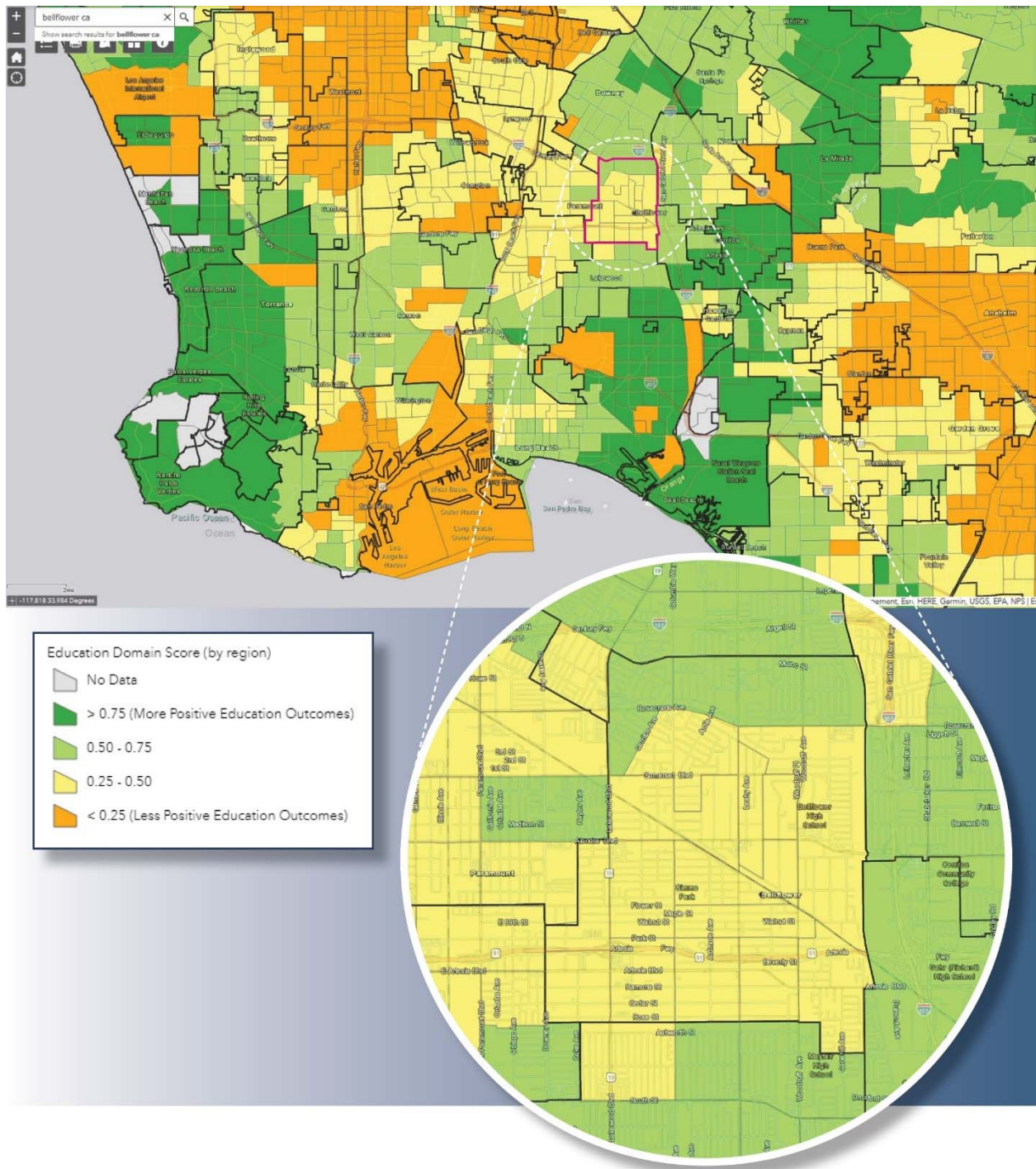
	Rankings by Proficiency, ELA, 4th Grade	Rankings by Proficiency, Math, 4th Grade
Economically-Disadvantaged	63.13%	74.09%
Not Economically-Disadvantaged	40.00%	55.77%

Source: California Assessment of Student Performance and Progress 2018-19.

⁵<https://dq.cde.ca.gov/dataquest/dqcensus/CohRateLevels.aspx?cde=19643031930775&agglevel= school&year=2019-20>



Figure 11: TCAC/HCD Opportunity Areas – Education Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: [//belonging.berkeley.edu/2021-tcac-opportunity-map](https://belonging.berkeley.edu/2021-tcac-opportunity-map)



More than half of 4th grade students that are economically-disadvantaged have not met achievement levels for either ELA or math. While this pattern is present across the County, low-test performance in math is even more pronounced in Bellflower.

Table 4-31: Standard Not Met, 4th Grade, 2018-2019

	Rankings by Proficiency, ELA, 4 th Grade	Rankings by Proficiency, Math, 4 th Grade
Albert Baxter	46.03%	31.25%
Craig Williams	21.78%	14.85%
Ernie Pyle	43.06%	37.37%
Esther Lindstrom	56.93%	43.07%
Frank E. Woodruff	29.17%	16.44%

Source: California Assessment of Student Performance and Progress 2018-19.

Table 4-32: Student Population Groups, By School, 2020

	English Learners	Students with Disabilities	Homeless	Socioeconomic Disadvantage	Foster Youth
Albert Baxter	27.20%	11.90%	0.00%	83.90%	1.70%
Craig Williams	19.80%	12.10%	2.20%	87.10%	0.90%
Ernie Pyle	19.90%	15.20%	0.90%	74.30%	0.00%
Esther Lindstrom	7.30%	11.70%	0.50%	50.90%	0.00%
Frank E. Woodruff	34.20%	11.50%	1.70%	89.50%	1.30%

Source: California School Dashboard 2020.

Table 4-33: Race/Ethnicity, By School, 2020

	Hispanic	Pacific Islander	Asian	Filipino	White	Black	Two or more Races	Native Amer.
Albert Baxter	81.90%	1.10%	3.10%	1.90%	3.10%	7.20%	1.40%	0.00%
Craig Williams	66.40%	2%	3.10%	4.30%	5.30%	15.50%	2.70%	0.20%
Ernie Pyle	69.6	0.90%	3.30%	5.80%	3.50%	12.90%	3%	0.20%
Esther Lindstrom	41.60%	0.70%	5.70%	8.80%	20.8%	13.90%	6.90%	0.90%
Frank E. Woodruff	73.60%	0.00%	2.70%	3.10%	4.60%	12.80%	1.70%	1.50%

Source: California School Dashboard 2020.

Given the data in **Tables 4-31, 4-32** and **Table 4-33**, there does not appear to be a relationship between more proficient schools and patterns of difference across any student population groups. As an example, Craig Williams Elementary has a high percentage of students with socioeconomic disadvantage (87.10 percent). However, this same school has the lowest rate of students not meeting the ELA (21.78 percent) and math (14.85 percent) standard when compared to all elementary schools in the district. In contrast, more than half (50.9 percent) of students at Esther Lindstrom Elementary have socioeconomic disadvantage, yet students at this school have the highest rates of students not meeting the ELA (56.93 percent) and math (43.07 percent) standard. While educational outcomes in the City can be improved, there is no indication of disproportionate negative outcomes for members of protected classes.



4.5.4.B - Employment

According to HUD's 2014-2017 proximity to jobs analysis (**Figure 12**), Bellflower is not located in close proximity to a job center, similar to nearby Lakewood, Paramount, and northern Long Beach. The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core-Based Statistical Area (CBSA), with larger employment centers weighted more heavily. Specifically, a gravity model is used, where the accessibility (A_i) of a given residential block group is a summary description of the distance to all job locations, with the distance from any single job location positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location. As shown in **Figure 12**, the majority of the City has the same proximity score, with two exceptions. The outliers are two block groups in the southeast corner (shown in yellow) that are in closer proximity to industrial areas and therefore have a higher proximity score, and two block groups along the eastern boundary (shown in red) that are primarily comprised of and surrounded by single-family homes with a lower score.

According to the 2015-2019 ACS 5-Year Estimates, the mean commute times of residents in the City is 31 minutes (compared to 29.3 minutes in 2010), suggesting that Bellflower residents are within a similar distance to jobs as residents of Carson (28.8) or Torrance (29.2),⁶ which HUD identified as proximate job centers. Commute patterns suggest that most residents in Bellflower are traveling for work within Los Angeles County.

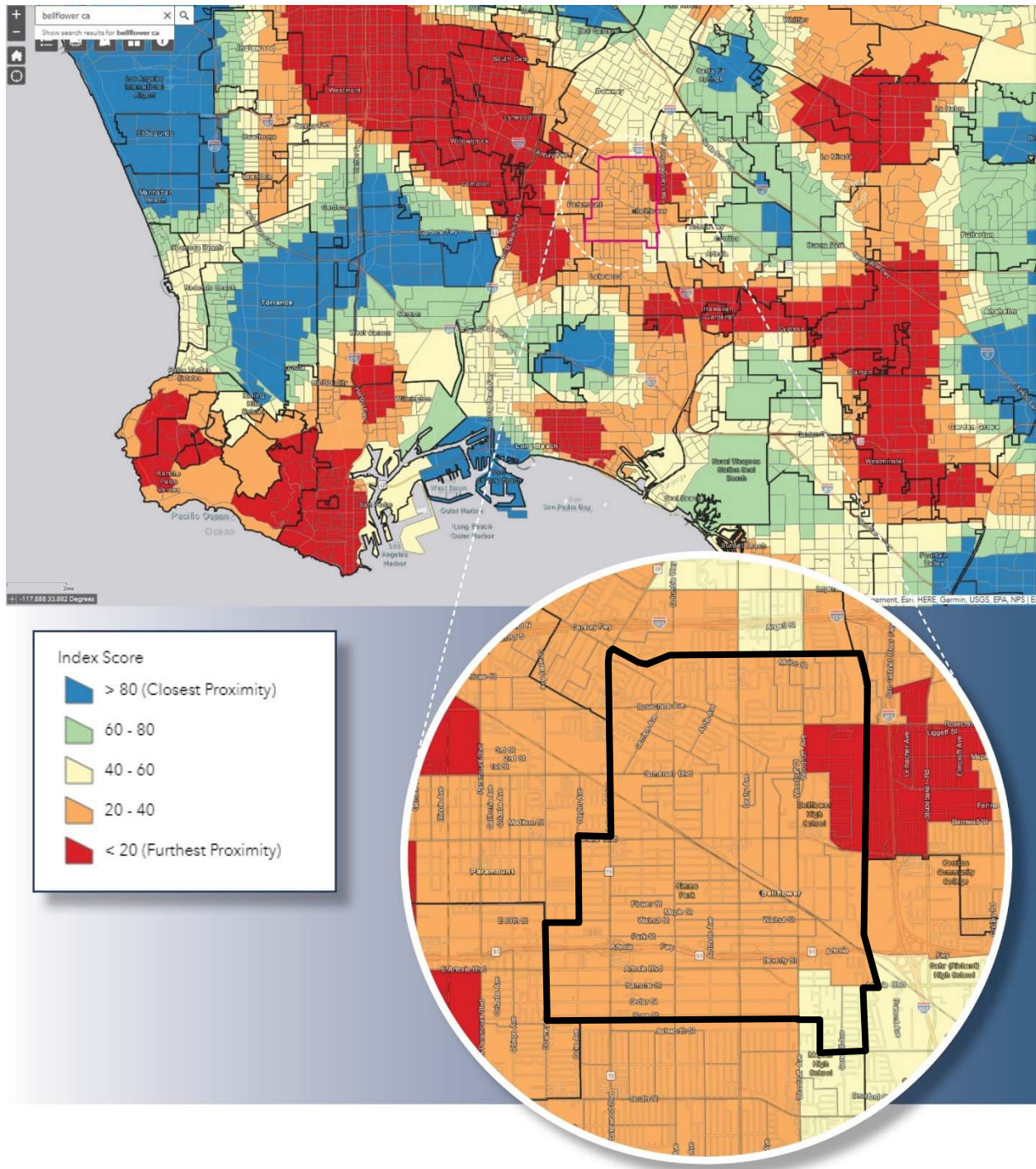
As discussed in the Community Profile section, the unemployment rate in Bellflower was approximately 15 percent in October 2020, higher than the County (12.1 percent) and double the U.S. rate (6.9 percent). However, the COVID-19 pandemic resulted in a rise in unemployment across the country. In 2019, the average unemployment rate in Bellflower was 5 percent. Given this data, unemployment in the City is generally low, indicating that the supply of jobs in proximity to Bellflower meet demand and does not differ significantly from the region.

An additional measure of access to economic opportunities in the City is the TCAC/HCD Opportunity Area Map - Economic Score (**Figure 13**). The Economic Score is evaluated based on percent of population with an income above 200 percent of the federal poverty line, percent of adults with a bachelor's degree or above, percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces, and the number of jobs filled by workers with less than a bachelor's degree that fall within a given radius. **Figure 13** shows that there are portions of the City, particularly in proximity to Downtown that are less likely to have positive economic outcomes. Given that the City has no racially/ethnically concentrated areas of poverty and high diversity index, there is no indication of disproportionate economic outcomes for members of protected classes. However, given that census tract 5541.01 is impacted by less positive economic outcomes and higher poverty status compared to other census tracts in the City, there is an opportunity to enhance the economic mobility of residents in this census tract. To achieve this, the City has included Programs 20 through 24 focused on reducing poverty, providing job training and integrating housing based on affordability.

⁶ Table: DP03, Table Survey/Program: 2019 American Community Survey 5-Year Estimates



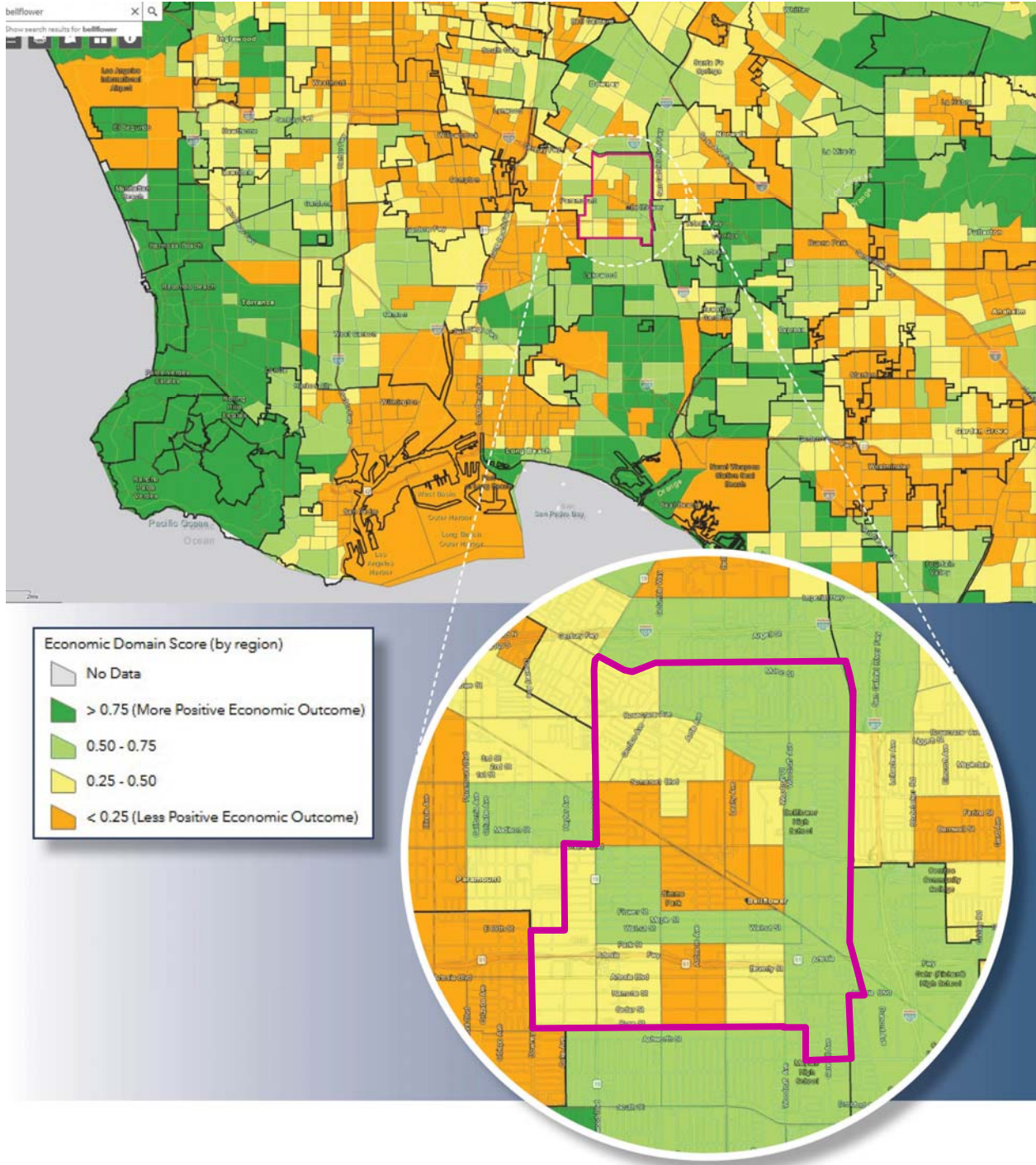
Figure 12: Jobs Proximity Index by Block Group



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014 - https://hudgis.hud.opendata.arcgis.com/datasets/4e2ef54b88084fb5a2554281b2d89a8b_0



Figure 13: TCAC/HCD Opportunity Areas – Economic Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: //belonging.berkeley.edu/2021-tcac-opportunity-map



4.5.4.C – Transportation

Within the City of Bellflower, a Dial-A-Ride service is available to residents over the age of 55 years and those who are physically handicapped. Registration for the program is required and trips must be scheduled 48 hours in advance. The service may be used for any purpose within the City of Bellflower, and for medical trips within a certain distance outside city limits. The price for a one-way trip is 50¢ within the city, and \$2.00 outside the city.

Bellflower residents are also served by the Bellflower Bus, a fixed north-south route system that operates within Bellflower City limits. Hours of service are Monday through Friday, 7 a.m. to 5 p.m. The cost of a ride is 50¢, 25¢ for disabled or persons 55 & over, and free for kids 5 & under. Routes begin and end each half hour at the Bellflower Transit Center, located on Oak Street, east of Bellflower Boulevard.

In addition, the Department publishes a Senior Opportunity and Resource Guide, which lists senior services available to Bellflower residents. There is no indication of disproportionate unmet transportation needs for members of protected classes. However, public transportation connectivity to routes outside of the City is limited and may serve as a barrier for accessing resources and services outside of city limits.

As mentioned in **Section 1.1**, the City is located along the Santa Ana Line of the Los Angeles Interurban Railway. While passenger service was discontinued in 1958, there are plans by Metro to expand service from Downtown Los Angeles to the City of Artesia, through Bellflower using the historic Pacific Electric streetcar right-of-way. Metro has been planning to open the line in two phases, the first of which would span between the line's southern terminus at Pioneer Boulevard in Artesia and the proposed connection to the Green Line, in the median of the I-105 Freeway, which could be operable near the year 2028. In anticipation of the future Bellflower Station, the City approved the TOD Specific Plan, which establishes a framework for future development and transit improvements around the future Metro transit station. Additional information about infrastructure investments and the Downtown Bellflower Station Area Specific Plan (TOD Specific Plan), are provided in **Section 6.7**.



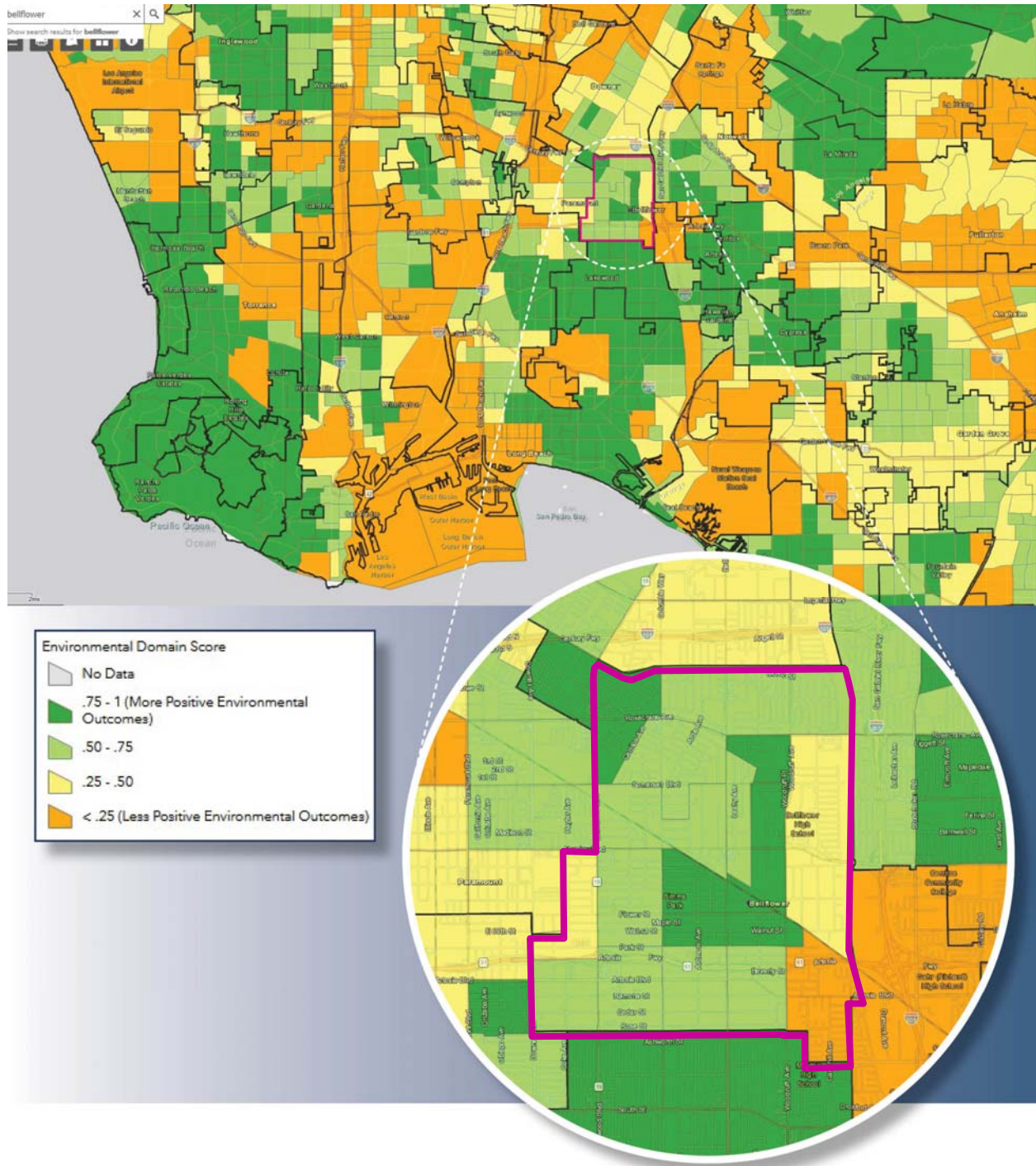
4.5.4.D – Environment

An additional measure of access to opportunities in the City is the TCAC/HCD Opportunity Area Map – Environmental Score (**Figure 14**). The environmental score mirrors the California Office of Environmental Health Hazard Assessment (OEHHA)'s approach to CalEnviroScreen 3.0, a risk assessment methodology based on twelve indicators used to measure the cumulative impacts of pollution-related exposures and environmental effects. Exposure indicators include: ozone concentrations, PM2.5 concentrations, diesel PM emissions, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic density. Environmental effect indicators include: cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.

As shown in **Figure 14**, a less positive environmental outcome is expected in the area of the City identified by tract 5544.06. While this area is defined as a Moderate Resource Opportunity Area, its close proximity to State Route 91 and Interstate 605, nearby industrial land uses in the City of Cerritos, and proximate high traffic volume roadways, shape poor environmental quality. The pattern of less positive environmental outcomes extends to nearby City of Artesia and City of Norwalk and is evident across most communities intersected by major traffic volumes across the County. The trends and factors that have resulted in these patterns of access to resources, and other fair housing issues, have stemmed from historical land use patterns. It is important to note that tract 5544.06 is the only census tract in the City with a white population majority, based on 2015-2019 American Community Survey 5-Year Estimates. However, based on CalEnviroScreen 3.0, this census tract is not in top 25 percent of communities impacted by pollution and poor population characteristics, suggesting there is no indication of disproportionate amount of pollution-related exposures or environmental effects for members of protected classes in this census tract as compared to the City or the region.



Figure 14: TCAC/HCD Opportunity Areas – Environmental Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: [//belonging.berkeley.edu/2021-tcac-opportunity-map](https://belonging.berkeley.edu/2021-tcac-opportunity-map)



4.5.4.D – TCAC/HCD Opportunity Map Composite

Since 2017, the California Tax Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities, high-quality schools, safe and clean neighborhoods, and other healthy economic, social, and environmental indicators based on evidence-based research to inform policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions as a tool to assess access to opportunities within their community.

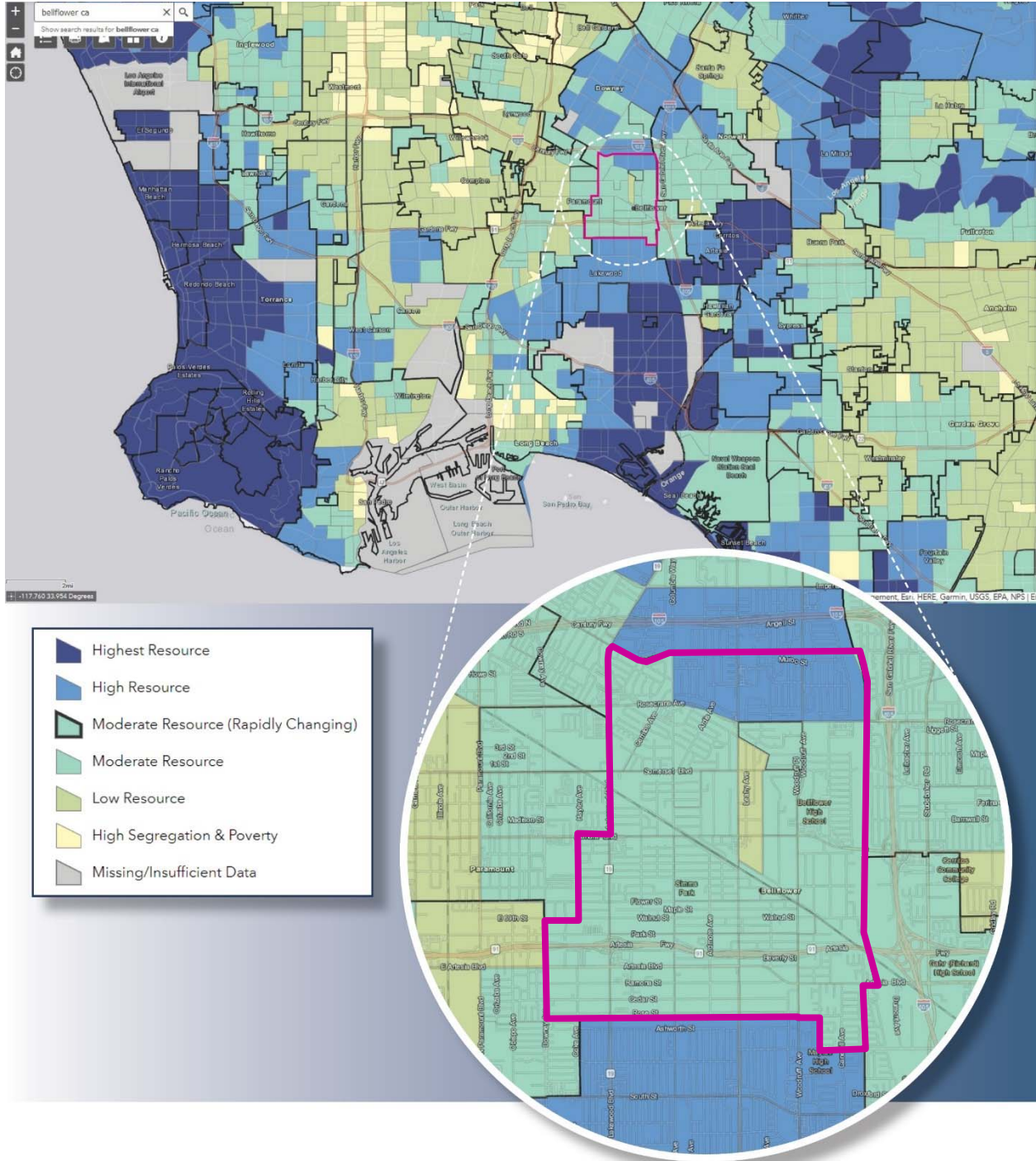
Indicators identified by TCAC and HCD to determine access to opportunity include high levels of employment and close proximity to jobs, access to educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until they are classified as “Low Resource” areas, which typically have limited access to opportunities, poor environmental quality, and a historic pattern of exclusionary practices impacting fair housing issues.

According to the 2021 HCD/TCAC Opportunity Areas Maps (**Figure 15**), the City of Bellflower is predominantly categorized by Moderate Resource Opportunity Areas. There are two exceptions, including tract 5532, in the northeast corner of the City, north of Rosecrans Avenue and east of Clark Avenue to the City boundary; and tract 5541, located in the center of the City, east of Bellflower Boulevard, west of Eucalyptus Avenue, and north of Pacific Avenue to Maplewood Street. Tract 5532 is shown as High Resource area and Tract 5541 is shown as a Low Resource area that also experiences High Segregation and Poverty. As discussed in Section 6 - Housing Resources, Bellflower has planned for new higher density residential uses throughout the City, including tract 5541, which is located adjacent to the future Bellflower Metro station.

The City expects the Downtown area to see substantial investment in close proximity to tract 5541, given the development of the future transit station along the West Santa Ana Branch Transit Corridor, including a mix of market rate and affordable housing, as well as pedestrian, bicycle, and other infrastructure improvements during the 2021-2029 planning period. In anticipation of the future Bellflower Station, the City approved the TOD Specific Plan which establishes a framework for future development around the future Metro transit station. Additional information on investments in the area are provided in **Section 6.7**.



Figure 15: TCAC/HCD Opportunity Areas – Composite Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: [//belonging.berkeley.edu/2021-tcac-opportunity-map](https://belonging.berkeley.edu/2021-tcac-opportunity-map)



4.5.5 - Disproportionate Housing Need

Disproportionate Housing Needs generally refers to a condition in which significant disparities exist in the proportion of members of a protected class experiencing a category of housing need when compared to members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions. This analysis is important to understand how some groups of individuals experience severe housing needs when compared to other populations within a local level and region. Particularly important to this analysis is local data and knowledge, since some areas could be impacted by market conditions that put households at risk of displacement or pending or upcoming planning decisions that may exacerbate displacement risk.

4.5.5.A - Overpayment and Severe Overpayment

Overpayment is an issue in Bellflower among both owner and renter households. Approximately 26.4 percent of owner households are overpaying for housing, compared to 38.2 percent in the County. The areas with the largest concentration of owner households experiencing overpayment are south of Alondra Boulevard and north of the Artesia Freeway. Across the City, the concentration of owner households experiencing overpayment has decreased since the period 2010-2014. Among renter households, 26.2 percent of households are overpaying, compared to 54.8 percent in the County. Renter occupied housing units are concentrated south of Rosecrans Boulevard.

As shown in **Table 4-34**, overpayment disproportionately impacts the Pacific Islander population in the City, as renters. However, renter overpayment and severe overpayment impact more than half of the population across all racial/ethnic groups, with the exception of Asians. Areas with high concentrations of households in renter-occupied housing units (60 percent or more) are generally located south of Somerset Boulevard and west of Woodruff Avenue. **Figures 16 and 17** demonstrate how persistent the issue is across the SCAG region, where overpayment has remained an issue among renters in recent years, while decreasing among homeowners. This may suggest that there are fewer affordable rental options for low-income renters that live in the region or that the cost of housing is higher overall.

Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. However, the AI determined that the displacement of low-income residents, which results in neighborhood gentrification, does not appear to be a fair housing issue in Bellflower. There has been very limited residential construction in low-/moderate-income neighborhoods during the past five-to-ten-year period. Income changes that have occurred in these neighborhoods may be due to rental turnover and new occupants with higher incomes and/or residents that have not moved, but instead experienced income gains. Additionally, income changes were not caused by the



demolition of a large number of existing housing units, their replacement with new housing, or the displacement of existing residents.

Table 4-34: Overpayment and Severe Overpayment

	White alone	Black alone	Asian alone	Am Ind alone	Pac. Is. alone	Hispanic (any race)	Other
Owner							
Overpayment	18%	11%	22%	27%	0	18%	0
Severe Overpayment	18%	15%	14%	67%	0	14%	
Renter							
Overpayment	19%	28%	15%	0	88%	29%	43%
Severe Overpayment	41%	34%	30%	0	0	28%	13%

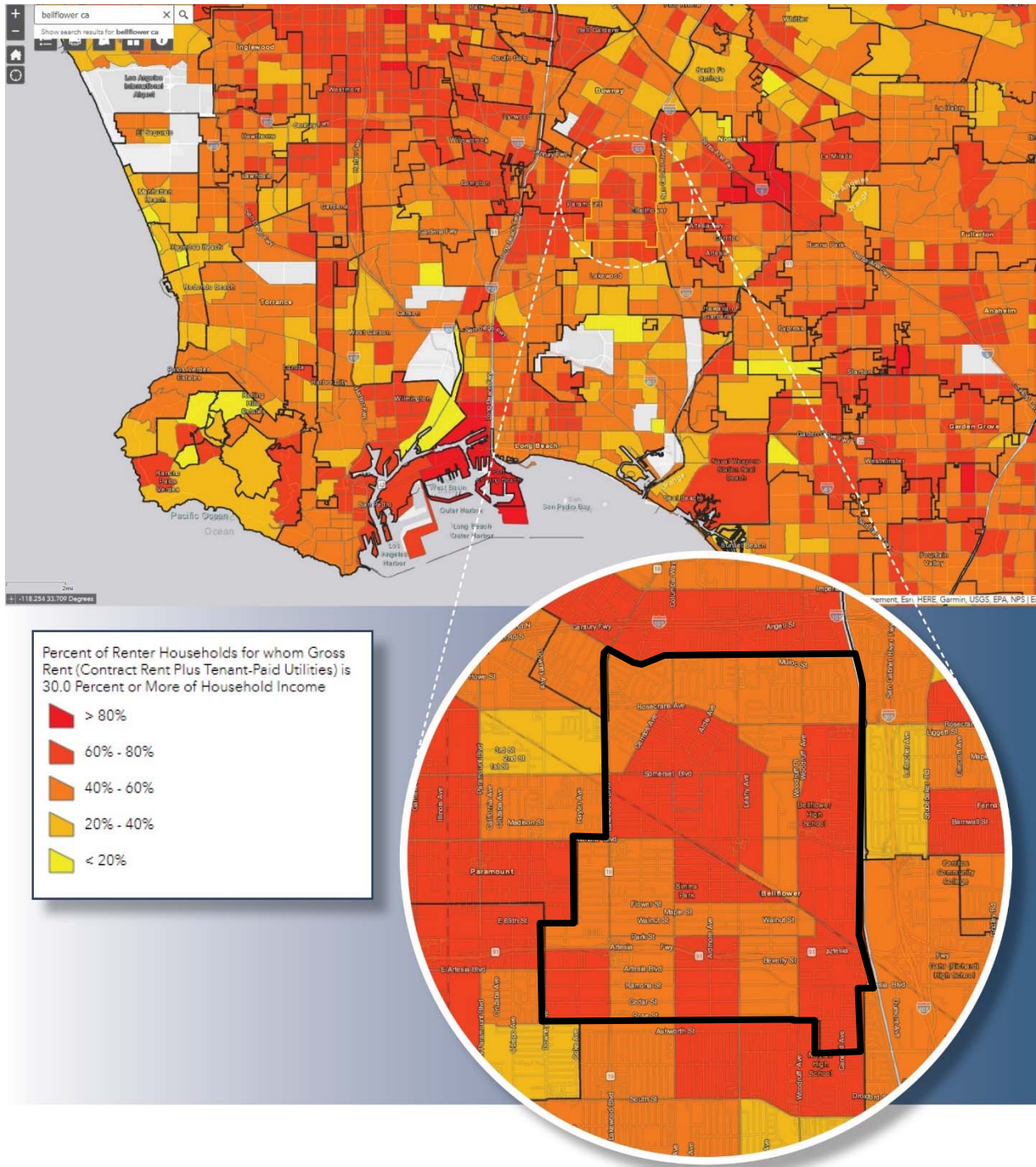
*Note: Totals do not equal 100%

4.5.5.B - Overcrowding

As discussed in the Community Profile of the Housing Element, one in five renter dwelling units in Bellflower is overcrowded. The rate of overcrowding is far greater for very low-income households. There are three census tracts with a higher concentration of overcrowded households (>20 percent): 5540.02, 5541.01, and 5542.04. These tracts are shown in the darkest blue color on **Figure 18**. In Bellflower, 18 percent of renter households were overcrowded. Overcrowding is defined as housing units where there is more than one person per room, suggesting there is a disproportionate need for affordable, larger housing units in these census tracts. Within the 2021-2029 Housing Plan, Program 15 is aimed at providing incentives and support for affordable housing, including larger units for families to reduce instances of overcrowding.



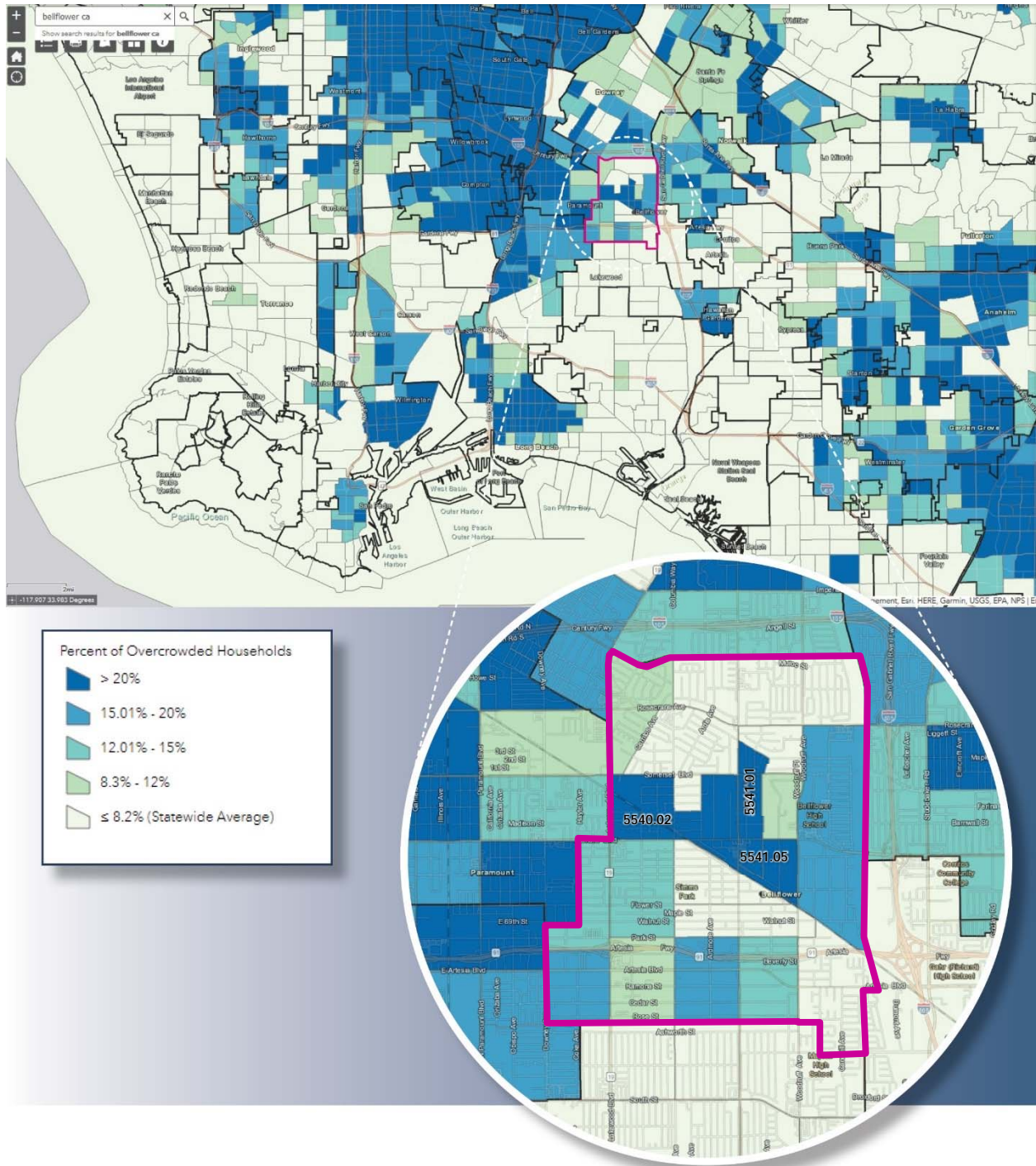
Figure 17: Renter Household Overpayment



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



Figure 18: Overcrowded Housing



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: <https://data.chhs.ca.gov/dataset/housing-crowding>



4.5.5.C - Substandard Housing

The City uses California Health and Safety Code Section 19920.3 to determine habitability. The code states in part: Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building. Housing is considered suitable for rehabilitation when it is economically feasible to renovate the building and bring it up to standard condition meeting all codes, including City codes.

The Code Enforcement Division enforces ordinances pertaining to property maintenance, building conditions, and other housing and neighborhood issues. The Division conducts its work on a complaint or request basis as they relate to potential or actual violations of local zoning; housing, fire, and building codes; and standards for landscaping to maintain safe and decent housing.

During the 2014-2021 planning period, the City opened 6,555 cases pertaining to property maintenance. Examples of code violations include households living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, illegal conversion of garages, and unsafe electrical work. Approximately 93 percent of those cases were closed, and properties were brought up to code to meet quality housing standards. The City allocates approximately \$295,000 of CDBG and General funds on an annual basis toward the enforcement of the Bellflower Municipal Code, relating to property maintenance and zoning. Code Enforcement is also responsible for proactively identifying substandard and deteriorating housing units and taking appropriate actions to ensure correction of deficiencies or removal and or replacement of those units which cannot be rehabilitated.

From 2015-2021, 1,671 housing units were proactively inspected which exceeded the City's objective of 350 housing units. Within **Section 4.4.3.**, **Figure 4** provides information on the locations of potentially substandard housing (based on the lack of sufficient plumbing facilities) by census tract. Based on 2015-2019 ACS 5-Year Estimates, there were substandard units identified in tracts 5533 (11 units), 5541.01 (10 units), 5542.03 (9 units), 5544.03 (7 units), 5544.04 (8 units), and 5544.06 (26 units). With the exception of tract 5544.06, located in the very southeast corner of the City, the substandard units comprise less than 1 percent of the total housing units. Within tract 5544.06, approximately 1.6 percent of the housing units lack plumbing facilities.

Figure 5 provides census tract information showing where older homes (built before 1960) are located in Bellflower. More than three-quarters of the housing stock in the City is older than 40 years and may need repairs. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. To maintain the existing housing stock, the City conducts proactive and



compliant-based code enforcement activities and has three housing rehabilitation assistance, through their Fix-It Grants, Mobile Home Grants, and Low Interest Deferred Loans (Program 2 in the Housing Plan) that are available to renters and homeowners. Within Goal 4 of the Housing Plan the City is also committed to marketing its available funding and housing programs to members of protected classes.

To support households impacted by substandard housing, particularly those of protected classes, the City will continue Programs 1 and 2 to proactively conduct code enforcement activities and refer qualified lower-income residents to the various housing rehabilitation programs offered by the City. The City will also implement Program 22, to work with local organizations and stakeholders to implement anti-poverty strategies aimed at reducing poverty and in turn, preventing displacement. Program 23 commits the City to actively engage in affirmative marketing strategies to ensure that eligible persons without regard to race, color, national origin, sex, religion, familial status or disability are aware of the programs, funding and support available through the City.

4.5.5.D – Homelessness

According to the Greater Los Angeles 2020 Homeless Count by City/Community (discussed in **Section 4.4**), more than 50 percent of people experiencing first-time homelessness cited “economic hardship” as a cause. The Los Angeles Continuum of Care 2020 Homeless Count estimates that Bellflower has 242 homeless persons, up from 136 individuals in 2019. Unsheltered data combines homeless persons found living in the following arrangements: on the streets (103 individuals), in makeshift shelters (16 individuals), in RVs/campers (26 individuals), in vans (18 individuals), or in cars (63 individuals). The balance of individuals (16 individuals) were in transitional housing. The City also prepares a monthly report on the number of outreach contacts, outreach line calls, referrals to services and street exits; from October 2019 to October 2020, there were 1,196 outreach contacts/interactions with unsheltered individuals, 166 calls to the outreach line, 398 referrals for services and 56 street exits where individuals moved from the street to temporary or permanent housing.

The 2020 Homeless Count does not provide estimates of the race or ethnicity of the City’s 242 unsheltered homeless persons. Data are available on the race and ethnicity of the homeless population for Service Planning Area (SPA) 7- East Los Angeles County, which includes the City of Bellflower. **Table 4-35** presents the percentage of homeless individuals by race and ethnicity for SPA 7. Within SPA 7, 89 percent of all homeless included in the count were individuals and 11 percent were families. Approximately 68 percent of individuals counted were male and 31 percent were female.

During the 2014-2021 planning period, the City partnered with Los Angeles County to construct the New Hope Temporary Shelter in Bellflower. Operational since December 2019, the shelter provides 50 beds for residents who have ties to the City (i.e., previous address or attendance at the local high school). In addition to the shelter, the City of Bellflower is also home to Little House, a transitional housing facility that offers temporary housing and support services to alcohol and drug addicted women and their children. Additional homeless services and facilities in the region are provided in **Table 4-15**.



Table 4-35: Percentage of Homeless in SPA 7 by Race

Race/Ethnicity	Prevalence of Homeless Population
American Indian/Native American	1%
Asian	1%
Black/African American	16%
Hispanic/Latino	63%
Native Hawaiian/Other Pacific Islander	1%
White	18%
Multi-Racial/Other	0%

To support households at-risk of experiencing homelessness, the City operates a Homeless Prevention and Rapid Re-Housing program using Housing Successor Agency Low and Moderate Housing Funds. The program offers limited financial resources to assist homeless neighbors with move-in costs (e.g., first month rent, deposit, and start-up utilities), with proof of ability to pay their own rent after first month of assistance, in addition to short-medium term rental assistance and homeless prevention funds. This program typically assists roughly 25 households annually. Based on the percentage of Hispanic individuals experiencing homelessness in SPA 7, the City will ensure that information and materials about existing programs and services is available in English and Spanish.

The City of Bellflower has also contributed to Su Casa Family Crisis and Support Center through its Community Development Block Grant (CDBG). Su Casa provides supportive services for men, women and their children who are victims of domestic violence. Its outreach center provides group and individual counseling, parenting classes, legal assistance, court accompaniment and other related services. Since 1996, its Transitional Shelter Program has helped individuals and families transition from crisis to independent living for up to 24 individuals for a one-year period. Residents at the transitional shelter are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKS advocacy, and transportation. The City also uses CDBG funds to support the Good Soils Industries program, run by Kingdom Causes, to provide on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless.

Within the 2021-2029 Housing Plan, the City has included Programs 18, 22 and 26 to specifically address the needs of homeless individuals. These programs focus on the provision of housing, job training, supportive services. They also commit the City to make formal arrangements to maintain a database of its seasonal and permanent homeless population, using an agency, such as City Net. The City is also committed to using CDBG funds annually for programs that support households at-risk of or experiencing homelessness.



4.5.6 - Displacement Risk

Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies and investments, such as capital improvements and planned transit stops, and flows of private capital (Zuk et al 2015).⁷ These processes can disproportionately impact people of color, as well as lower-income households, persons with disabilities, large households, and persons at-risk of or experiencing homelessness. An assessment of displacement within a city should address these three processes, root causes, and disproportionate impacts on protected classes. For the purposes of the Housing Element, displacement is used to describe any involuntary household move caused by landlord action or market changes.

Displacement can broadly be understood to be caused by disinvestment, investment-fueled gentrification, or a process combining the two. Low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities (Chapple 2020).⁸ The City of Bellflower AI recommends monitoring indicators of gentrification as a fair housing impediment.

Data from the Urban Displacement Project provides an important tool in assessing the risk of displacement, including the analysis of sensitive communities, low-income population groups that may be particularly vulnerable to displacement pressures (e.g., redevelopment, rising housing costs, neighborhood change). As shown in **Figures 19 and 20**, existing sensitive communities with higher vulnerability are largely concentrated in three areas: south of Somerset Boulevard and north of Alondra Boulevard; south of Alondra Boulevard and north of Flower Street, between Woodruff Avenue and Clark Avenue; and south of Park Street to the southern boundary of the City, between Lakewood Boulevard and Bellflower Boulevard. These maps are intended to define a general neighborhood change progression toward displacement. However, it is important to note that not all neighborhoods may definitively change into neighborhoods experiencing gentrification and/or displacement.

An additional consideration of displacement risk is an analysis of social vulnerability, which can provide important insights into the potential for disaster-driven displacement, particularly for low-income renters in the community. As discussed previously, the entire City, with the exception of a small area in the northwest corner, is within the Special Flood Hazard Area, but with a reduced risk due to a levee. While all residents are at risk to disaster-driven displacement, members of protected classes are more at risk due to conditions that can exacerbate impacts to the City's most vulnerable community members, such as seniors, low-income residents, children, the disabled, and homeless. For instance, poor environmental conditions, lack of access to essential services, limited

⁷ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

⁸ Chapple, K. (2020). "On the Brink of Homelessness: How the Affordable Housing Crisis and the Gentrification of America Is Leaving Families Vulnerable." Written statement for the record before the House Financial Services Committee, Washington DC: January 14, 2020. [https:// docs.house.gov/meetings/BA/BA00/20200114/110362/HHRG-116-BA00-Wstate-ChappleK-20200114.pdf](https://docs.house.gov/meetings/BA/BA00/20200114/110362/HHRG-116-BA00-Wstate-ChappleK-20200114.pdf)Desmon



community infrastructure, language barriers, and disruptions to public transportation can place disproportionate burdens on protected classes. The City will ensure that all new plans and programs related to disaster planning examine the potential effects of stresses, shocks, and post-disaster recovery plans and efforts through an equity lens, prioritizing resources for communities that experience the greatest inequities, disproportionate impacts, and unmet needs. This can be achieved through consistency of the Housing Element with the Safety Element and the creation of an Environmental Justice Element as part of a General Plan update.

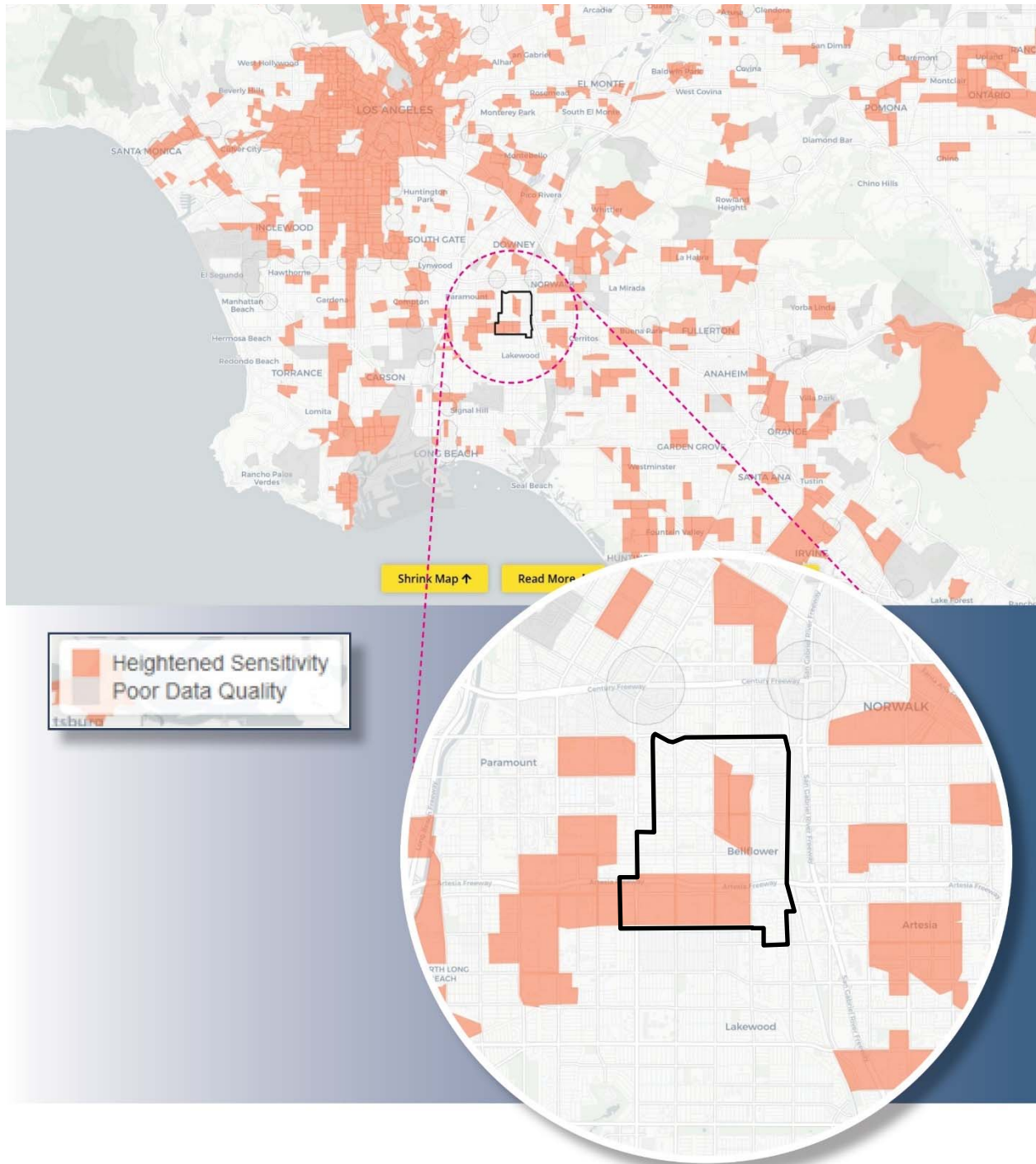
4.5.7 - Conclusion

This assessment of fair housing practices has determined that evidence of segregated living patterns for protected classes does not exist within the City of Bellflower. However, given broader regional trends that have resulted in the concentration of lower-income residents in the region, and other suburban cities, it is critical that the City continue to promote programs and strategies that ensure affordable housing opportunities in higher resource areas in the City to avoid perpetuating regional patterns of segregation and concentration of poverty.

In order to complete this analysis, an analysis of the relationship between the City's identified Housing Opportunity Areas to accommodate their RHNA and areas of high or low resources follows in **Section 6.7**. Additionally, a summary of concrete actions (e.g., programs to affirmatively further fair housing) can be found in Section 2, Housing Plan. The goal of this comprehensive assessment is to ensure that future housing does not lead to segregated living patterns in the City and ultimately continues to promote integrated and balanced neighborhoods.



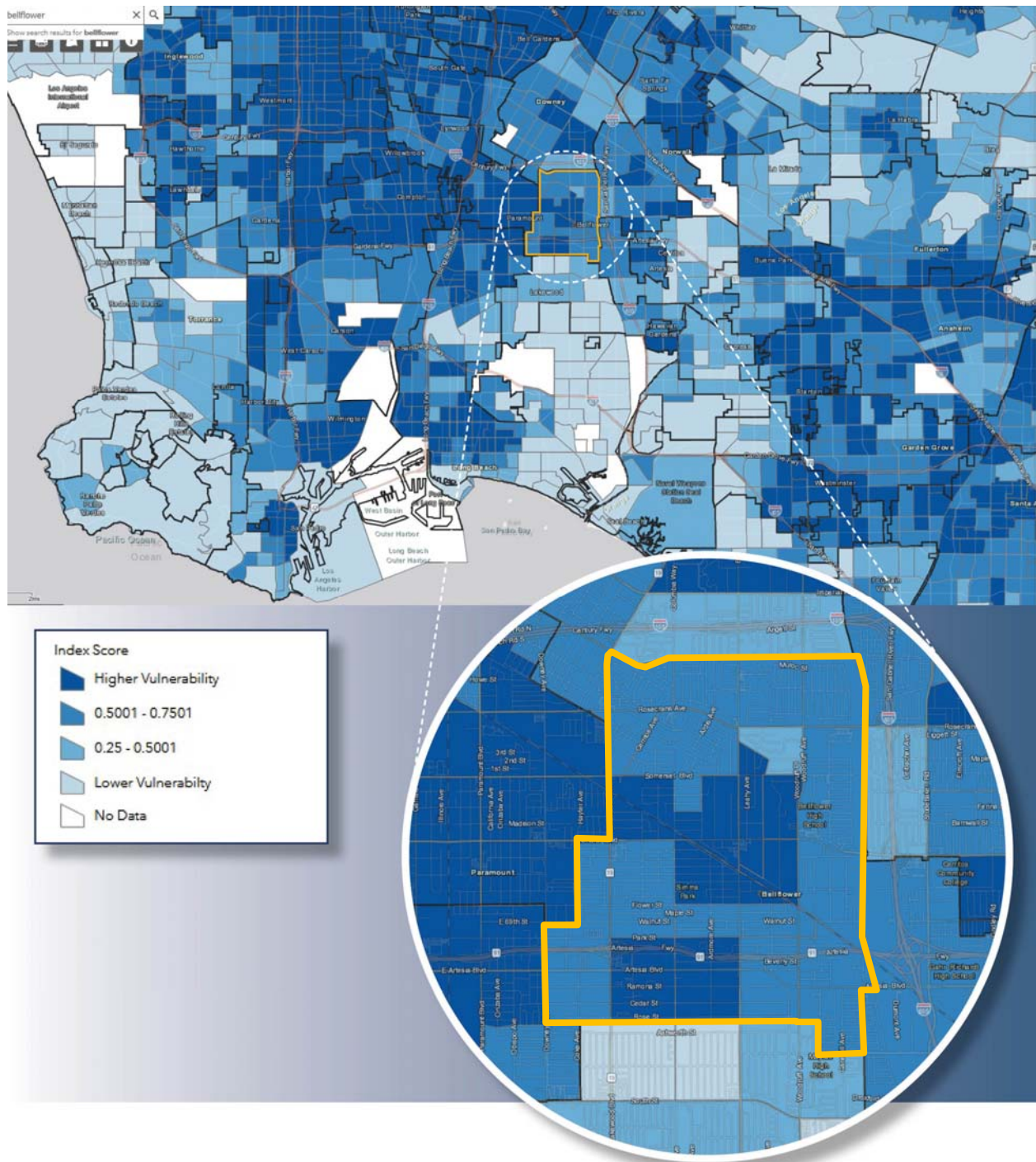
Figure 19: Sensitive Communities



Source: Urban Displacement Project, accessed by National CORE, June 1, 2021. Original data source: <https://www.urbandisplacement.org/>



Figure 20: Social Vulnerability



Source: Source: AFFH DataViewer – accessed by National CORE on June 1, 2021.
Original data source: CDC/ATSDR/Division of Toxicology and Human Health Sciences/Geospatial Research, Analysis & Services Program



4.6 – Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of all assisted rental housing in Bellflower and evaluates those units at-risk of conversion during the eight-year 2021-2029 planning period. As shown in **Table 4-36**, there are no units at-risk of conversion to market rate during the 2021-2029 planning period.

Table 4-36: Affordable Housing At-Risk of Conversion

Address of Location	No. of Units	Total Affordable Units	Date of Agreement	Termination of Covenant	Risk Status (2021-2029)
8822 Oak St	2	2 low-income	2008	2038	Not at Risk
16322 Eucalyptus Ave #201	1	1 low-income	2008	2038	Not at Risk
Oak Street Manor	25	24 low-income	1999	2038	Not at Risk
13645 Carpintero Ave	1	1 low-income	2009	2039	Not at Risk
9444 Ramona St	1	1 low-income	2009	2039	Not at Risk
10427 Hayford St #G	1	1 very low-income	2009	2039	Not at Risk
16414 Cornuta Ave #9	1	1 very low-income	2009	2039	Not at Risk
6507 Flower St #101	1	1 low-income	2010	2040	Not at Risk
15365 Woodruff Ave. #1	1	1 moderate-income	2010	2040	Not at Risk
Walnut Street Live/Work	6	6 low-income	2009	2053	Not at Risk
16630 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16632 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16634 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16680 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16650 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16640 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16642 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16644 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16674 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16676 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk
16678 Bellflower Blvd	1	1 low-income	2013	2058	Not at Risk



City of Bellflower

Address of Location	No. of Units	Total Affordable Units	Date of Agreement	Termination of Covenant	Risk Status (2021-2029)
9815 Walnut St	6	4 low-income, 2 very low-income	2007	2062	Not at Risk
Bellflower Terrace 9920 Flora Vista St	178	18 extremely low 46 very low-income 25 low-income 89 moderate-income	2002	2077	Not at Risk



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5. Housing Constraints



This section of the Housing Element examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance, and improvement of the City's housing stock.

Constraints to the provision of housing may include governmental, market, infrastructure, and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

5.1 – Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

5.1.1 – Land Use Controls

5.1.1.A - General Plan

Under State law, every city must have a General Plan establishing policy guideline for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction and it establishes policy guidelines for all development within the City. The Land Use Element identifies the location, distribution and density of land uses in the City.



The City of Bellflower’s General Plan provides for six land use designations that allow for residential land uses and one mixed use category that permits residential use. **Table 5-1** illustrates General Plan land use designations that permit residential uses.

Table 5-1: Bellflower General Plan Land Use Designations

General Plan Land Use Designation	Description	Density
Agricultural Residential,	Allows for single-family detached dwellings. Intended for an area of low-density single-family residential and limited, ancillary, agricultural uses which may include nurseries, orchards, flower gardens, tree farms, and equestrian facilities.	0-4.4 du/ac
Single Family Residential,	Allows for single-family dwellings per parcel and detached guest room or ‘granny flats’	0-6.2 du/ac
Low Density Residential,	Characterized by single-family detached dwellings but this category allows for subdivision of lots or creation of condominium or townhome units. The density associated with this category equates to one dwelling unit per 5,000 sq ft of net acreage.	0-8.7 du/ac
Medium Density Residential	Allows single-family detached or multi-family detached or attached dwellings. This designation serves as a buffer or transition between low density residential areas and areas of higher density, or intensity of use (commercial, industrial)	8.7-14 du/ac
High Density Residential	Comprised of townhomes, condominiums, and apartment buildings.	14-22 du/ac
Senior Citizen Housing	Exclusively for senior citizens requires significantly less parking and outdoor recreation areas than typical multi-family housing project. Higher building height and density is allowed to accommodate the smaller units associated with senior housing projects.	0-65 du/ac
Mixed Use	Enables the addition of residential uses on commercial and industrial properties or commercial uses on residentially and industrially used lots. Mixed Use means that the uses exist together on the same lot.	Depends on underlying zoning.



5.1.1.B - Zoning Code

The Zoning Code, which implements the General Plan, provides residential zoning designations: Agricultural Estate (A-E); Single Family Residential (SF); Low Density Residential (R-1); Medium Density Residential (R-2); Multiple Residential (R-3); Town Center Area 1 (TC1), and Town Center Area 2 (TC2). The City also has five overlay zones that allow residential uses: Bellflower Village Overlay Zone (BVOZ), Bellflower Village North Overlay Zone (BVOZ-N), Bellflower/Alondra Mixed Use Overlay Zone (BAMU), RPD Residential Planned Development Overlay Zone (RPD), and P-D (Planned Development Overlay District). The City also encourages the development of residential units for senior residents through the application of Senior citizen housing districts (S-C-H), which are allowed in areas zoned R-2, Medium Density Residential and R-3, Multiple-Family Residential. Development standards for these zones and districts are summarized in **Table 5-2**.

A-E zoning was created “to provide an area for more rural residential development than in other areas of the City, to retain a rural character to maintain and encourage the keeping of horses and farm animals for the enjoyment of area residents” (Bellflower Municipal Code, 2021). A-E zoning is generally concentrated in one location, between Woodruff Avenue (west) and the eastern border (east) of the City, and between Alondra Boulevard (north) and State Route 91 (south). The City has noted that the trend in this zoning classification is toward larger homes with less open area on the site.

Single-family (SF) zoning was created as a “restrictive residential zone, composed of individual homes, together with required recreational, religious, educational and other community facilities as the basic elements of a balanced neighborhood” (Bellflower Municipal Code, 2021). SF zoning is concentrated in northern Bellflower, north of Somerset Boulevard, with one pocket of SF zoning in southeast Bellflower and two small pockets near the City’s southwest boundary. This zoning allows single-family dwellings on 7,000 square foot lots, and also allows accessory dwelling units.

According to Section 17.24.010 of Bellflower’s Municipal Code, R-1 zoning is considered “the most restrictive of residential zones” and is composed mostly of “individual homes, together with required recreational, religious, educational and other community facilities as the basic elements of a balanced neighborhood.” This zoning is located primarily between Somerset and Alondra Boulevards, adjacent to SF zones, and in pockets south of Pacific Avenue, including areas along the southern boundary of the City and just below State Route 91.

R-2 zoning and R-3 zoning districts provide for multi-family housing and are located along or near Bellflower Boulevard and south of State Route 91. R-2 zoning is “intended to provide a variety of housing types such as garden apartments, town houses, condominiums, and dwelling groups, and guarantees their compatibility with surrounding existing residential development. Much of the development that will occur in this zone will bring people into close living arrangements, such things as dwelling unit privacy, openness, convenient parking, private and common outdoor spaces, security and



overall visual qualities will be of utmost importance” (Bellflower Municipal Code, 2021). R-3 zoning has the same intent and purpose as R-2 zoning, except that according to the Municipal Code (Section 17.32.010), “Development in this zone, although providing for higher density living environments, will be expected to create a low-density residential image.”

Additionally, upon approval of the Planning Commission, residential uses are permitted on second floor and above in the TC district. The TC district was created to provide for the development and redevelopment of the City’s downtown area.

S-C-H, RPD, PD Overlays are found in various locations in the City and must, in general, provide maximum flexibility in the encouragement of creative, innovative, and quality developments and allow for deviations in development standards, where necessary.

5.1.1.C - Specific Plan Areas

Specific Plans are plans pertaining to areas or projects within the City. A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

The Downtown Bellflower Station Area Specific Plan (TOD Specific Plan), adopted October 2019, provides an opportunity to align the City’s long pursued goals for the downtown area with the potential benefits of the anticipated rail transit corridor – the West Santa Ana Branch Transit Corridor. This light rail will connect Bellflower and surrounding cities to Downtown Los Angeles to the north and Artesia to the south, and to stations in Orange County.

The TOD Specific Plan covers a half mile radius around the planned transit station. Compromising approximately 400 acres, it includes much of the area between Alondra Boulevard on the north, Flower Street on the south, Clark Avenue on the west and Woodruff Avenue on the east, plus additional area on either side of Bellflower Boulevard to Jefferson Street on the north and Park Street on the south.

The TOD Specific Plan Land Use Plan include base zones consistent with the City’s underlying zoning code as well as overlay zones. Over time, the City has successfully implemented a number of overlay zones to address the downtown and nearby areas within the Specific Plan area. These overlay zones are intended to encourage new investment and development and provide opportunities for integrated mixed uses along Bellflower Boulevard and other key corridors. Existing overlays include the Bellflower Village Overlay Zone (BVOZ), the Bellflower Village Overlay Zone – North (BVOZ-N), and the Bellflower/Alondra Mixed Use Overlay Zone (BAMU).



The BVOZ encompasses three blocks on the east side of Bellflower Boulevard between Flower Street and Arkansas Street. The area is fully developed and is intended to serve as a tool to create the incentive for the reuse of land where conventional and traditional zoning techniques may not accomplish the goals set forth in the TC. The BVOZ-N is a four-block area along Bellflower Boulevard between Flower Street to the south and the Pacific Electric Right-of-Way (ROW) to the north, immediately north of the BVOZ. This overlay emphasizes same principles of BVOZ but modified some development standards from the underlying standards identified in the TC. The BAMU applies to the area bounded by Alondra Avenue to the north, the Pacific Electric rail corridor to the south, Stevens Avenue to the west, and Woodruff Avenue to the east. The BAMU is intended to provide opportunities to the development of horizontally or vertically integrated mixed use activity centers and corridors.

The Specific Plan also established two new overlay zones: the Mixed Use Transit Overlay Zone (MUTOZ) and the Mixed Use Corridor Overlay Zone (MUCOZ). These new overlay zones are tailored to enhance a major corridor and accommodate transit-oriented development adjacent to the future light rail station. The new overlay zones have provisions that include increased heights and densities and strong urban design standards. They also promote a pedestrian-oriented and active street environment. In total, the overlay zones cover 205.4 acres or 51 percent of the Specific Plan area. MUTOZ allows for the highest density /intensity of development within the City, adjacent to the transit station. MUCOZ encourages lower intensity/density mixed use development along the Flower Street corridor that is compatible with the low scale character of the small storefront business and mix of residential housing types.



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Table 5-2: Single Family Development Standards

Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit
A-E	2 stories or 30 feet, whichever is less	40 (max. floor area of 50 is also applicable)	20 ft	5 ft	Lots less than 150 ft in depth: 15 ft, Lots 150 ft or more in depth: 20 of lot depth	10,000 sf	9,900 sf	1 unit per 9,000 ft of net land area	2 enclosed spaces for one unit and 2 enclosed, plus 1 per additional bedroom plus 1 per unit for guest for multiple units.
SF	2 stories or 30 feet, whichever is less	45	20 ft	5 ft	15 ft	7,000 sf	7,000 sf	1 unit per lot	2 enclosed
R-1	2 stories or 30 feet, whichever is less	45	20 ft	5 ft	15 ft	5,000 sf	5,000 sf	8.7 du/ac	2 enclosed spaces for one unit and 2 enclosed, plus 1 per additional bedroom plus 1 per unit for guest for multiple units.
R-2	2 stories or 30 feet, whichever is less	Not applicable*	Based on formula: 16 feet + 2 Feet (number of stories) + 1 foot building wall (length) / 10	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	6,000 sf	1 DU per 3,350 sf	14 du/ac	If developed with a single DU: 2 enclosed If developed with multiple DU: 2 enclosed, plus 1 per bedroom (after 2 bedrooms), plus 1 per unit for guest
R-3	2.5 stories or 35 feet, whichever is less	Not applicable*	Based on formula: 6 feet + 2 Feet (number of stories) + 1 foot building wall (length) / 20	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	6,000 sf	1 DU per 1,980 sf	22 du/ac	If developed with one DU: 2 enclosed If developed with multiple DU: 2 enclosed, plus 1 per add'l bedroom plus 1 per unit for guest
S-C-H	40 feet or three habitable stories.	Shall not exceed 50%	15 ft	5 ft	5 ft	6,000 sf	1 DU per 622 sf	0-65 du/ac	1 per living unit, plus 0.2 per unit for guest



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Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit
RPD (not applicable to A-E)	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply.
P-D (not applicable to A-E)	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply
BVOZ	3 stories or 45 feet. Structures more than 3 stories require a CUP.	Must confirm to underlying zoning classification.	5 ft	5 ft	5 ft	5,000 sf	Must conform to underlying zoning classification	Must conform to underlying zoning classification	Residential: Minimum of 2 covered spaces per unit. Guest: The provision of BMC Ch 17.88 shall apply.
BVOZ-N	4 stories or 55 feet.	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply
BAMU	4 stories or 50 feet, whichever is less	15% of lot must be open space	15 ft	5 ft	10 ft	N/A	N/A	40 du/ac	2 enclosed, plus 1 per add'l bedroom plus 1 per unit for guest
MUTOZ	Min 3 stories; Max 7 stories	15% of lot must be open space	0-20ft depending on where the project is located.	0-20ft depending on where the project is located.	0-20ft depending on where the project is located.	N/A	N/A	40-100 du/ac	Studio: 1 covered space 1 Bedroom: 1 covered 2 Bedroom+: 2 covered spaces/DU; Guest: .15 spaces/DU min.
MUCOZ	Min 3 stories; Max 7 stories	15% of lot must be open space	0-20ft depending on where the project is located.	0-20ft depending on where the project is located.	0-20ft depending on where the project is located.	N/A	N/A	14-22 du/ac	Studio: 1 covered space 1 Bedroom: 1 covered 2 Bedroom+: 2 covered spaces/DU; Guest: .15 spaces/DU min.

Source: Bellflower Municipal Code, 2021.



5.1.3 – Provisions for a Variety of Housing Types

Housing Element law requires jurisdictions to identify available sites in appropriate zone districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe how the City makes provisions for these types of housing.

5.1.3.A – Multiple Family Rental Units

Generally, single-family homes are permitted in all residential zones. Various forms of multi-family units are permitted in all residential zones except in the SF zone. In addition, high-density multi-family residential uses are encouraged in TOD Specific Plan, BAMU Overlay Zone, Bellflower Village Overlay Zone and the Bellflower Village Overlay Zone-North.

5.1.3.B – Manufactured Housing/ Mobile Homes

Manufactured homes are permitted by right in the SF and R-1 zoning districts, pursuant to State law. Mobile home parks are subject to a conditional use permit in the R-3 zone.

5.1.3.C – Accessory Dwelling Units

In response to state mandated requirements and local needs, the City of Bellflower allows the development of both attached and detached accessory dwelling units (ADU). Traditionally intended for elderly or other members of owner-occupant families, the example of compact, infill development has become a crucial strategy for meeting the growing rental housing demands in Bellflower and southern California. Chapter 17.17, last updated in September 2020 (via Ordinance 1401), provides guidelines and standards for the development of accessory dwelling units. Ordinance 1401 was updated by the City to ensure consistency with State law with the goal of increasing opportunities for ADUs by: removing requirements regarding minimum lot size, reducing rear setback requirements, adjusting the allowable maximum and minimum square footage for ADUs and the number of ADUS per lot and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations.

Accessory Dwelling Units are permitted in all residential zones and must conform to the following standards (see Bellflower Municipal Code, Chapter 17.17):



1. The ADU must comply with all additional development standards listed in this Code which are applicable to the zone in which the subject lot is located (i.e., SF, A-E, R-1). Should there be a conflict between the zone development standards and the standards set forth in this section, then the more restrictive applies unless otherwise provided by California law.
2. Parking
 - a. One parking space is required per ADU and may be located as tandem parking on a driveway or required setback areas.
 - b. No replacement of off-street parking will be required when a garage or carport is demolished to create, or is converted into, an ADU.
 - c. No parking standards will be imposed upon an ADU that is within one-half mile walking distance of public transit; located within an architecturally and historically significant district; part of a proposed or existing primary dwelling or an accessory structure; located in an area where parking permits are required but not offered to the occupant of the ADU; or located within one block of a carshare vehicle.
3. No additional curb cuts may be installed for the ADU.
4. An ADU must share the driveway with the existing primary unit on the site, provided, however, that a second driveway to serve the accessory dwelling may be allowed from an alley, if there is an alley that serves the subject site.
5. An ADU cannot exceed one story and may not be greater than 18 feet in height, unless additional height is necessary to match the roof pitch of the primary structure.
6. Setbacks.
 - a. When an ADU is constructed within the following parameters it is exempt from minimum setback requirements within this Code: (a) within the existing living area of a primary dwelling; (b) within an existing accessory structure; or (c) within the same location and same dimensions as an existing structure. The existing structure may be converted into an ADU or may be demolished and rebuilt as an ADU.
 - b. If an ADU is not exempt from minimum setback requirements, a setback of at least four feet is required from the side and rear parcel lines. Where a parcel line is located in the center of a public right-of-way, setbacks will be calculated from the edge of the right-of-way.
7. ADUs must be compatible in exterior appearance with the primary dwelling and harmonious with neighboring properties within the vicinity of the lot or parcel on which it is proposed to be constructed.
8. The maximum allowable size for an ADU is:
 - a. For an ADU attached and/or within the primary single-family dwelling, a maximum of 50 percent of the total floor area of the primary single-family dwelling or 1,200 square feet, whichever is less.



- b. Detached ADUs cannot exceed 1,200 square feet.
 - c. An ADU cannot be smaller than the dimensions required to accommodate an efficiency unit.
9. Number of Units Per Lot.
- a. A total of one ADU is permitted per lot with an existing or proposed primary single-family dwelling.
 - b. One ADU or 25 percent of the existing multi-family dwelling units, whichever is greater, within an existing multi-family dwelling. Not more than two detached ADUs per lot with an existing multi-family dwelling if the ADUs are new construction, detached, no more than 16 feet in height, and set back from the rear and side yards by four feet.
10. Location. ADUs are permitted as follows:
- a. Except as otherwise provided, by right in any zone where residential uses are permitted. ADUs are not, however, permitted in any area of the City identified by ordinance as being significantly impacted by insufficient capacity for sewers, traffic circulation, parking, public utilities or similar infrastructure needs.
 - b. Contained within the existing or proposed space of a primary single-family dwelling or attached to a primary single-family dwelling.
 - c. Within the space of an existing accessory structure.
 - d. Detached from the primary single-family dwelling, subject to the requirements and development standards in this Code and California law.
 - e. ADUs must be located behind the rear building line of the primary dwelling, unless the ADU is within the existing space of a single-family residence or accessory structure.
 - f. If the ADU is new construction, a minimum of 11 feet must be provided between any wall of a detached ADU and any wall of the primary dwelling and a minimum building separation of six feet must be maintained (eave to eave) between the primary dwelling and a detached ADU.

Following the adoption of Ordinance 1401, adding Chapter 17.17 of the Municipal Zoning Code, the City processed 70 applications for accessory dwelling units in four months. The City's current Code is not a constraint to the development of accessory dwelling units and proactively incentivizes the development of units through streamlined permitting, reduced application requirements and reduced impact fees and improvements.

To understand the potential for ADUs as a source of affordable housing in the region, the Southern California Association of Governments conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Los Angeles County jurisdictions in the Gateway Cities Council of Governments region, that



allocate 63 percent of ADU's to lower-income households, 3 percent to moderate-income households, and 35 percent to above moderate-income households.

5.1.3.D – Emergency Shelters, Transitional and Supportive Housing

Emergency shelters provide housing for homeless persons for a limited period of time, while transitional and supportive housing facilities provide support and housing for persons transitioning out of homelessness into permanent housing. In October 2016, the City Council approved Ordinance 1321, amending the Zoning Code to permit emergency shelters by right, without a Conditional Use Permit or other discretionary action, in the General Commercial (C-G) and in the Light Industrial (M-1) zoning districts. The C-G zoning district was identified as an appropriate zone, because it is typically located along major arterial roadways with access to employment centers and in close proximity to commercial and retail stores as well as social services.

The City also permits transitional and supportive housing in all residential zones, subject to those regulations that apply to other residential dwelling units of the same type in the same zone. Section 17.44.330 further details, the operational conditions and requirements for these specific housing types.

During the 2014-2021 planning period, in partnership with Los Angeles County, the City opened the New Hope Temporary Shelter. The Shelter, operational since December 2019, provides 50 beds for residents who have ties to the City (i.e., a previous address or attendance at the local high school.) The shelter is currently operated by Mercy House, who also serves as a supportive services coordinator assisting residents with transportation, counseling, and other applicable services and programs. The City also allocates approximately \$25,000 of CDBG funds annually to Kingdom Causes to offer employment opportunities through its Good Soils Industries program to residents at the Shelter. The Program assists in hiring residents that are unemployed by providing on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless. In addition to the New Hope Temporary Shelter, the City of Bellflower is also home to Little House, a transitional housing facility, that offers temporary housing and support services to alcohol- and drug-addicted women and their children.

As of January 2021, there are currently 47 acres of land zoned C-G in the City. Of these sites, approximately 3 parcels of land between 0.5 acres and 5 acres in size are underutilized and appropriate to accommodate a shelter of approximately 20 beds, if one is proposed.

5.1.3.E – Single Room Occupancy (SRO) Housing

Generally, single-room occupancy (SRO) units provide affordable private housing for lower-income individuals, seniors, and persons with disabilities in dwelling units of



approximately 200 to 350 square feet. Often SRO units provide an entry into the housing market for formerly homeless individuals. In many urban areas, SROs have been lost due to deterioration, demolition and hotel conversions.

SROs typically need on-site management, a Management Plan to address operations, safety and maintenance, a small kitchenette and bathroom, community laundry facilities, closet space, and parking. Many SROs are located in downtown areas with access to local amenities, including restaurants, markets in transit. The Zoning Code permits SRO units as a residential use, subject to those regulations that apply to other residential dwelling units of the same type in the same zone.

5.1.3.F – Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Act (Lanterman Act) establishes the rights and responsibilities of persons with developmental disabilities. The Lanterman Act requires the use of property for the care of six or fewer disabled persons to be classified as a residential use under municipal zoning codes. A state-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Bellflower Zoning Code identifies “community care” facilities for seven or more persons as a conditional use that is allowed in C-G zone. Community care facilities are defined by the Zoning Code as a facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children and includes the following: residential care facility, adult day care facility, therapeutic day services facility, foster family agency, foster family home, small family day care home, social rehabilitation facility, community treatment facility, and full-service adoption agency.

To further encourage the development of housing for persons with disabilities, the City has amended the Zoning Code to include a definition of “family” in compliance with State law. The revised definition does not restrict the definition of family to persons related by blood or marriage and expands it to include individuals living as a single household in a dwelling unit. Additionally, Section 17.42.010 establishes reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities.



5.1.3.G – Housing Types Permitted by Zoning District

Tables 5-3 and 5-4 summarize housing types permitted by zoning district in the City of Bellflower.

Table 5-3: Housing Types Permitted by Zoning District

Use	A-E	S-F	R-1	R-2	R-3	TC-1	TC-2	CG
Single-family	P	P	P	P	P	-	-	-
Multiple family	-	-	P	P	P	P	P	-
Community care facility (<6 persons)	P	P	P	P	P	-	-	-
Community care facility (7+ persons)	-	-	-	-	CUP	-	-	CUP
Emergency shelter	-	-	-	-	-	-	-	P
Manufactured Home	-	P	P	-	-	-	-	-
Mobile Home	-	-	-	-	CUP	-	-	-
Transitional housing	P	P	P	P	P	P	P	-
Supportive housing	P	P	P	P	P	P	P	-
Accessory Dwelling Units	P	P	P	P	P	-	-	-

Source: City of Bellflower, 2021.

In the following section, **Table 5-8** provides the typical processing times for each type of use by permit type. Residential uses, including single-family and multi-family developments, permitted by right are processed within two weeks and residential uses that require a conditional use permit are processed between three to four months. Single-family and multi-family developments are subject to a development review process. Prior to approving an application for development review, the following findings must be made:

- That the proposal is consistent with the Bellflower General Plan, zoning, and the Bellflower Municipal Code;
- That the design of the proposal is appropriate to the City, the neighborhood, and the lot on which it is proposed; and
- That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in the Municipal Code (Section 17.80.010), which outlines the City's goals for architectural character and preservation of existing, established neighborhoods.



Table 5-4: Housing Types Permitted in Overlay Areas

Use	RPD	P-D	BVOZ	BVOZ-N	BAMU	MUTOZ	MUCOZ
Single-family	Uses Permitted and/or Conditionally Permitted in the Underlying Zone		-	-	P	-	P
Multiple family			P*	P*	P	P	P
Community care facility (<6 persons)			-	-	P	P	P
Community care facility (7+ persons)			-	-	-	-	-
Emergency shelter			-	-	-	-	-
Single-room occupancy units							
Live/work			P	P	P	P	P
Manufactured homes			-	-	P	P	P
Mobile homes			-	-	-	-	-
Transitional housing			P	P	P	P	P
Supportive housing			P	P	P	P	P

Source: City of Bellflower, 2021.

Uses are permitted (P), permitted by Conditional Use Permit (CUP), Minor Conditional Use Permit (MCUP), or not permitted (-)

*Within the BVOZ and BVOZ-N residential uses are not allowed on the ground floor.

5.1.4 – Development Impact and Planning Entitlement Fees

The City collects various development impact fees and planning entitlement fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued.

5.1.4.A – Planning Entitlement Fees

Table 5-5 provides a listing of planning entitlement fees the City of Bellflower charges for residential development. These fees are typically collected at the time a development entitlement application is filed with the City. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the



builder may need to pay an inspection fee for sidewalks, curbs, and gutters if installation is required or the builder may need a variance, conditional use permit, or site plan review for special entitlement issues. The planning entitlement fees listed in **Table 5-5** show those which are typically charged for a standard residential development.

Table 5-5: Fees Charged for Residential Development

Administrative Review	Fees
Plot Plan Review, Major	\$310.00
Plot Plan Review, Minor	\$66.00
Minor Modification	\$389.00
DRC Review	Fees
Design Review Committee Fee	\$568.00
Development Review, exempt from CEQA Major	\$1,960.00
Development Review not exempt from CEQA Major	\$3,949.00
Development Review, Minor	\$873.00
Time Extension	\$905.00 + A/C of City Attorney Services*
City Council/Planning Commission Review	Fees
Appeal to City Council from Planning Commission (per BMC 17.112.020)	\$1,730.00 + A/C of Pub & City Attorney Services*
Appeal to City Council from Planning Commission for single-family residential uses - no new units are created (per BMC 17.112.020)	\$862.00 + A/C of Pub & City Attorney Services*
Appeal to Planning Commission (per BMC 17.112.020)	\$1,730.00 + A/C of Pub & City Attorney Services*
Appeal to Planning Commission for single-family residential uses - no new units are created (per BMC 17.112.020)	\$862.00 + A/C of Pub & City Attorney Services*
Appeal to City Manager (or Designee) of Public Nuisance Determination	\$932.00 No fee due for the appeal per BMC 8.36.100
Conditional Use Permit, new or modification to	\$3,680.00 + A/C of Pub & City Attorney Services*
Minor Conditional Use Permit (MCUP)	\$315.00
Administrative Conditional Use Permit (ACUP)	\$468.00
General Plan Amendment	\$1,906.00 + A/C of Pub & City Attorney Services*
General Plan & Zoning Ordinance Update	12% of every Building Permit
Planned Development	\$4,340.00* + A/C of Pub, Post & City Attorney Services
Specific Plan	Fees will be assessed on an A/C basis. An Initial deposit of \$4,867 paid in accordance with Resolution No. 17-16
Noncompliance Waiver	\$1,134.00 + A/C of City Attorney Services*
Variance	\$2,904.00 + A/C of Pub & City Attorney



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	Services*
Variance- Owner-Occupied Single-Family Dwelling	\$1,445.00 + A/C of Pub & City Attorney Services*
Nonconforming Allowance	\$1,336.00 + A/C of City Attorney Services*
Multiple Applications Filed Concurrently for the Same Property	100% of the Highest Single Application Fee + 50% of the Remaining Application Fees
Sign Permit, Application to Planning Commission for CG Zone, per BMC 17.44.040-300, 17.68.030, 17.68.040	\$1,185.00 + A/C of City Attorney Services*
Zoning Ordinance Text Amendment	\$2,788.00 + A/C of Pub & City Attorney Services*
Zone Change	\$2,586.00 + A/C of Pub, Post & City Attorney Services*
Time Extension	\$905.00 + A/C of City Attorney Services*
Environmental Review	Fees
Environmental Forms (i.e., NOD, NOC, etc.)	\$170.00 + Pass thru fees
CEQA, Addendum to	\$861.00* + A/C of Special Studies, + A/C of Pub & Contract Services
CEQA, Categorical Exemption	\$135.00
CEQA, Environmental Impact Report (EIR)	Fees will be assessed on an A/C basis. An initial deposit of \$5,408 paid in accordance with Resolution No. 17-16
CEQA, Mitigated Negative Declaration	\$2,680.00 + A/C of Special Study + A/C of Pub + A/C of consultant. Fee includes \$2,148 deposit for contract services
CEQA, Negative Declaration	\$2,527.00 + A/C of Pub + A/C of consultant. Fee includes \$2,148 deposit for contract services
Subdivision Review	Fees
Subdivision Final Parcel Map	\$2,440.00 + A/C of City Attorney Services*
Subdivision Final Tract Map	\$3,004.00 + A/C of City Attorney Services*
Subdivision Review of Requests of Subdivision Map Processing Time Extensions	\$1,157.00 + A/C of Pub & City Attorney Services*
Subdivision Vested Map	\$3,245.00 Deposit
Subdivision Reviews, Second & Subsequent Recheck	\$1,043.00
Certificates of Compliance	\$395.00
Easements	\$395.00
Lot Line Adjustments	\$395.00
Offers of Dedication	\$529.00
Subdivision Tentative Map	\$3,809.00 + A/C of Pub & City Attorney Services*
Miscellaneous	Fees
Relocation of Building	\$1,053.00



(Re)assignment of House Numbers (each)	\$160.00
Covenants on Properties, Preparation or Review by City Attorney	\$964.00 + A/C of City Attorney Services*
Letter of Property Status	\$287.00
Temporary Use Permit I – Not Routed	\$86.00 +A/C of LASD Services**
Temporary Use Permit II- Minor TUP	\$233.00 + A/C of LASD Services**
Temporary Use Permit III- Major TUP	\$572.00 + A/C of LASD Services**
Vacant and Abandoned Property Registration & Re-Registration (per BMC 8.40.040)	\$129.00 (annual)
Determination of Similarity (Commercial and Multi-Family Developers)	\$567.00
Director’s Determination	\$567.00
Density Bonus	\$468.00
Reasonable Accommodation	\$416.00
Site Design Review	\$2,047.00

Source: City of Bellflower, Fees effective July 1, 2020.

5.1.4.B – Development Impact Fees

Like cities throughout California, the City of Bellflower collects development impact fees (DIFs) to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact fees, park-in-lieu fees, sewer and water connections fees, public facilities fees, public art fees relating to building permits, and a variety of handling and service charges. Housing developments that require discretionary approval by the City will require an environmental document required by either the California Environmental Quality Act (CEQA) or the National Environmental Policy Act (NEPA) or both, which is an additional cost for developers. In addition, traffic studies, soils reports, and filing fees for tentative and final maps may also be required. **Table 5-6** presents the development impact fees that are applied to a development within the City.

Table 5-6: Development Impact Fees

Fee Type	Single-Family	Multi-Family
Bellflower Unified School District ¹	\$4.08/sf	\$4.08/sf
Public Facilities Fee	\$1,416/unit	\$1,185/unit
Parkland Dedication In-Lieu Fee	\$18,288/project	\$21,839/project
Parking Impact Fee	not to exceed \$15,000	not to exceed \$15,000
Public Art Fee	1% of project value	1% of project value
Sewer Reconstruction Fee	\$0.63 per gal per day	\$0.63 per gal per day

Notes:

- \$0.66 per square foot of commercial/industrial construction and senior housing construction.

As shown in **Table 5-6**, Bellflower’s development impact fees are on the higher end, particularly for single-family homes. This is largely due to the high parkland dedication fees charged by the City. For multi-family housing the development impact fees are fairly



low. Assuming it costs at minimum \$350,000 per unit to develop an affordable housing unit, the development impact fees represent less than 1 percent of the total construction cost. This is unlikely to present a constraint to the development of affordable housing.

To assess whether development impact fees are a constraint to the development of housing, the City of Bellflower development impact fees are compared to jurisdictions in the surrounding area. This assumes a single-family home on 7,500 square foot lot and a multi-family development of 10 units on 0.5 acres. **Table 5-7** presents an estimate of fees charges by similar jurisdictions located in the general vicinity of the Bellflower.

Table 5-7: Comparison of DIFs in Surrounding Cities

Fee Type	Single Family	Multi-family
Cypress	\$10,632	\$8,786
La Palma	\$4,900	\$1,510
Cerritos	\$6,333	\$693
Bellflower	\$40,509	\$4,313
Artesia ¹	\$0	\$0
Local Average	\$12,475	\$3,060

Notes:

1. Artesia does not charge DIF, only school fees are applied to development projects. No school fees were included in this table, only fees charged by the City.

5.1.5 – Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Bellflower has adopted the International Building Code (IBC) which establishes minimum construction standards. As required of all jurisdictions in California, Bellflower, has adopted the (2010) latest California Green Building Code that establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable by persons with disabilities.

The following are local amendments to the Building Code adopted by the City of Bellflower to protect public health and safety from hazards indigenous to the City:

- The provision of the Electrical Code of the City of Bellflower applies to the installation of electrical systems including replacement, equipment, appliances, fixtures, fittings and appurtenances.
- The provisions of the Mechanical Code of the City of Bellflower apply to the installation, alteration, repair and replacement of plumbing systems, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.



- The provisions of the Fire Code of the City of Bellflower applies to matters affecting or relating to structures, processes and premises from, (a) the hazard of fire and explosions arising from storage, handling or use of structures, materials or devices, (b) conditions hazardous to life, property or public welfare in the occupancy of structures or premises, and (c) the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.
- The provision of the Energy Code of the City of Bellflower applies to all matters governing the design, alteration and construction of building for energy efficiency.

5.1.6 – Local Permit Processing Procedures

Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1 percent and 1.8 percent to the cost of a dwelling unit for each month of delay. The time required to process a permit varies from one project to another depending on complexity of the proposal and number of actions or approvals needed to complete the process. **Table 5-8** identifies the typical processing time for the entitlement process. It is understood that some projects do not necessarily need to complete every step listed in **Table 5-8**, and that some review and approval procedures may run concurrently. In addition, some projects are held up for reasons outside of the entitlement process – a change in plans, the need to make substantive revisions to the design, and so forth.

The timeframes cited in **Table 5-8** include the time to determine the completeness of a submitted application; review of the application by City staff; providing comment to the applicant, a reasonable time for applicants to provide the requested information or revision; preparing the staff report, including findings for permit approval for applications being approved by City staff; preparation of conditions of approval (where applicable); and setting dates, posting notices and placing advertisements, and holding hearings for permits approved by the Planning Commission or City Council.

Approval for single-family homes, multi-family development projects with less than five dwelling units, and other minor tenant improvements can usually be processed within two weeks after submittal to the City. Multi-family development projects with five or more dwelling units are subject to review and approval by the Planning and Building Services Department and can be processed and approved within a month after submittal. Thirty days to complete Development/Design Review is very typical for a jurisdiction this size and is comparable to surrounding cities in the area.

The minimum processing time, as well as the public hearing, can pose a constraint to the development of multi-family projects as a delay in the review process increases holding costs of the land, which is often then reflected in the housing cost. Currently, the City does not have a formal procedure for expediting projects with affordability conditions,



however, to help streamline the application process for housing developments, the City has a Preliminary Application which allows developers to meet with City Staff early on in the development process to discuss conceptual plans. Having the option to meet with Staff prior to submitting a full plan set, can reduce the number of rounds of review later in the process, saving time and reducing design expenditures. Typically, each resubmittal adds a minimum of 45-60 days to the entitlement process, which includes time for the design team to respond to comments from City Staff and then 30 days for the City to circulate and review. The Preliminary Application process is a critical tool for City Staff and developers to ensure applications can be deemed complete and address any potential issues before the plans are formally submitted.

In 2015, the City of Bellflower also adopted a voluntary Self-Certification Plan Check Program, that allows registered design professionals the option of bypassing the City's normal plan check procedure, and obtain building permits the same day as application. In order to participate in the program, applicants must be registered, and be in good standing as a Licensed Design Professional with the State of California.

To further ensure permit processing times are not a constraint to the development of housing, as outlined in Action 14 of the Housing Plan, the City shall comply with the requirements of SB35 to decrease the development processing time and establish subjective criteria for project approval. The City will work closely with affordable housing developers to understand prospective funding sources that may be time sensitive, and to better understand how the processing time will affect the developer's ability to produce units for very low- and low-income units. The processing times for the City of Bellflower are typical, and do not constraint the development of housing.



Table 5-8: Timeline for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review; Accessory Dwelling Units	1-10 working days	City Staff
Conditional Use Permit	3-4 months	City Planning Commission (requires public hearing)
Variance	2-3 months	City Planning Commission (requires hearing)
Zone Change	5-6 months	City Council (requires hearings at Planning Commission and City Council)
General Plan Amendment	5-6 months	City Council (requires hearings at Planning Commission and City Council)
Development Review/Design Review	1 month	City Staff
Tentative Subdivision Map/PUD	3-5 months	City Council (requires hearings at Planning Commission and City Council)
Final Subdivision Map	1 month	City Council (requires hearing)
Parcel Maps	3-5 months	City Council (requires hearings at Planning Commission and City Council)
Negative Declaration	1 month (concurrent with project)	Planning Commission (requires public hearing)
Environmental Impact Report	6-9 months (concurrent with project)	Planning Commission (requires public hearing)

Source: City of Bellflower, 2021.

5.1.7 – On and Off-Site Improvement Requirements

On and off-site improvement requirements for residential development in the City are imposed on a case-by-case basis, typically as conditions of approval (COA). The City of Bellflower maintains master plans for needed facilities, and because like many communities it has determined that its public works systems must not be overburdened by new development, the City has established development impact fees to ensure the ongoing adequacy of facilities to serve new development. Consequently, few, if any off-



site improvements are required for new development. Typical on-site development standards required for residential development include trash enclosures (for multi-family development) completely enclosed within a six-foot high wall with solid metal gates; minimum parking standards as outlined in **Table 5-2**; landscaping requirements (a minimum of one tree within a 48-inch box for every dwelling unit); handicapped access pursuant to ADA requirements, and replacement of any onsite trees removed as part of site development.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. On and off-site improvements have not been determined to be a constraint to the development of affordable housing.

5.2 – Non-Governmental Constraints

5.2.1 – Construction Costs

While the uncertainty of the 2020 election cycle is finally settled, and there are several vaccines approved to combat the continuing COVID-19 pandemic, there is still plenty of uncertainty that makes it very difficult to forecast the future. The pandemic and its aftermath are expected to continue to plague the economy through at least the first half of the year. The vaccine will take time to produce and distribute. In the meantime, construction backlogs and the construction material supply chain have been impacted.

For the first time since July 2018, all categories under the materials and equipment sub-index saw price increases, with copper continuing its rise for the seventh consecutive month. Carbon steel skyrocketed, with the price index leaping from 50 in December 2020 to 70 in January 2021. Heat exchangers and pumps and compressors went from flat to rising pricing for the period as supplies tightened and input costs increased.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Prevailing wages can also increase the cost of a development by nearly 30 percent which could be seen as an additional constraint to overall project development. In the State of California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including federally funded or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California



Department of Industrial Relations. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor and requires that all bidders use the same wage rates when bidding on a public works project. The California Department of Industrial Relations provides link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Together, the cost of building materials and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) developments run around \$350,000 to \$500,000 per unit plus an additional \$50,000 per unit if structured parking is required. Hard construction costs for development of medium-density (15 units per acre) condominiums over podium parking run approximately \$300,000 per unit, including \$35,000 per unit for the parking structure. The cost of construction has increased substantially over the last eight years and will likely continue to increase due to increased demand and decreased supply due to manufacturing limits during the COVID-19 pandemic.

The data indicates that construction costs in the Bellflower vicinity can constitute approximately 40 percent of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14 percent of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the marketplace where developers sell their products. To a great extent, the marketplace sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Los Angeles County region. Particularly with the tightening of mortgage lending standards, homebuilders have slowed construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

In addition, prefabricated, factory-built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when



combined with density bonus provisions. The City may implement a variety of programs to write down land costs or provide other developer incentives such as flexibility in development standards to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.

5.2.2 – Land Availability and Cost

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, there are other two factors that can largely influence land holding costs, including: the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrual of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

Within the City of Bellflower there is very limited vacant land, and even less residentially zoned vacant land. Based on the HELPR tool, made available by the Southern California Association of Governments, there are just 17 vacant parcels in the entire City, of which only four are between 0.5 and 5 acres in size. The limited availability of vacant land can be a constraint to the development of new housing within the City. However, like many cities in Los Angeles County, there is potential for the development of additional residential units on underdeveloped properties.

Chapter 6, Housing Opportunities, includes an analysis and discussion of underutilized residentially zoned parcels in the City that could potentially accommodate new housing. With the recent adoption of the TOD Specific Plan, the City has also identified opportunities in which commercial properties can be “recycled” for residential purposes and has specifically identified an additional “residential development opportunity area” which will support the development of housing in a mixed use configuration, primarily the Bellflower/Mixed Use Overlay area.

5.2.3 – Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions.

As of January 2021, the current mortgage interest rate for new home purchases is approximately 3 percent for a fixed-rate 30-year loan. Lower initial rates are available



with graduated payment mortgages, adjustable-rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost-of-living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Housing prices in Bellflower are unaffordable for persons of lower incomes, even with the lower interest rates. Housing prices are only affordable for persons with moderate or higher incomes.

The constraint on homeownership in Bellflower is not the availability of financing, but the cost of housing and the availability of land. Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Los Angeles County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.



5.3 – Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions which can present a great threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

5.3.1 – Seismic Hazards

The City's General Plan Safety Element was last updated and adopted in September 2017. The Safety Element states that, "the entire City – as well as most of Southern California – is located within a seismically active region that has been subject to major earthquakes in the past". Only one documented fault, fault zone, or groundwater barrier is known to directly underlie the City of Bellflower, the Puente Hills Blind Thrust (PHT) Fault Zone. There is limited direct local evidence of different potential impacts, and information regarding degree of activity and damage-generating potential by the PHT. In order of most to least potential damage, the faults of most concern to the City are the following: Puente Hills (blind thrust), Newport-Inglewood (strike-slip surface fault) and the Whittier-Elsinore (strike-slip surface fault). The expected return period for such large earthquake events is very long, probably several thousand years.

Bellflower could incur damage from seismic activity through ground shaking, liquefaction, or by an earthquake induced dam failure. Ground shaking poses the most threat to life and property in the City of Bellflower, especially the more densely populated and urban areas. Liquefaction zones are located within the northwest, southwest, and southeast areas of the City. If an earthquake were to affect either the Whittier Narrows Dam or the Hansen Dam, the City of Bellflower would be in the impact area. The City's Safety Element includes policies and implementation actions to address these potential threats.

5.3.2 – Flooding

The City of Bellflower is bordered on the east by San Gabriel River basin, which is susceptible to flooding events. The River basin is now a channel that is designed to contain a 100-year flood. The Channel is fully operational and is maintained by the U.S. Army Corps of Engineers (USACE) and the Los Angeles County Department of Public Works (County). The construction of San Gabriel River improvements in 1947 reduced the local area's risk of flooding, and LACDA studies performed by the USACE have shown no deficiencies along the San Gabriel River in the vicinity of the City of Bellflower. The City participates in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). The NFIP prepares a Flood Insurance Rate Map (FIRM) that identifies the flooding potential in the City as depicted on Map 9 (FEMA 2008) for a 100



year flood (1 percent chance of occurring in any year) and a 500 year flood (0.2 percent chance of occurring in any year).

Additionally, the Rio Hondo River Channel runs north to south in the City. According to the City of Bellflower Multi-Hazard Functional Plan, there is one area that has been designated as a flood hazard area. It is located in the southwestern area of the City and is south of Alondra Boulevard and west of Lakewood Boulevard. It is designated as a flood hazard area due to storm drain deficiencies and is primarily a residential area. The City of Bellflower has not experienced any major flooding event in recent history. However, the City of Bellflower is susceptible to flooding from the lower Los Angeles River and Rio Hondo Channel.

The Whittier Narrows Dam and Hansen Dam could both potentially impact the City of Bellflower. The Whittier Narrows Dam is located on the San Gabriel and Rio Hondo Rivers three miles northwest of the City of Whittier. The entire City of Bellflower is within the dam inundation zone as shown on Map 10 of the General Plan Safety Element. If the Whittier Narrows Dam failed, water would reach Bellflower in fifteen hours, and would be four feet deep.

The identified potential flood hazards exist due to inadequacies in the Los Angeles River Flood Control Channel three miles west of the City, and the Rio Hondo River Channel to the north. As of November 1994, the U.S. Army Corps of Engineers had not decided what actions are necessary to fund and construct needed floodway improvements. The City's Safety Element includes policies and implementation actions to address these potential threats.

5.3.3 – Fire Hazards

The most serious fire threat within the City, like most southern California cities on the urban fringe is the late summer fires that result from the accumulation of brush that have the potential to spread into the City. Since the City center is largely developed, there is less potential for fire in central City communities. The potential deficiency is within the water systems not having adequate fire flows. The City of Bellflower Water Master Plan includes recommendations for upgrades to the City's water delivery system and correction of the deficiencies. Additionally, while an increase in wildfires will not increase the direct injuries and deaths from fire, but it will likely worsen air quality and negatively impact public health in the Los Angeles basin. The increase in area burned will likely exacerbate eye and respiratory illness, worsening asthma, allergies, chronic obstructive pulmonary disease, and other cardiovascular and respiratory diseases. The City's Safety Element includes policies and implementation actions to address these potential threats.

5.3.4 – Noise

Noise generated from mobile sources such as traffic and aircraft will continue to have the greatest potential impact on land use. The Noise Element describes the existing noise environment using maps that indicate high levels of noise in the planning area. The Noise Element also identifies significant source of noise in Bellflower, which include



incompatible land uses (commercial and industrial uses adjacent to residential uses), and construction operations. Land use policy discourages the placement of noise-sensitive land uses in areas that are subject to high noise levels. The amount of noise generated by aircraft traffic is significant since Bellflower lies under the flight path to Los Angeles International Airport (LAX). In addition, Los Angeles County Sheriff's Department Sky Knight utilizes local freeways (Interstate 105, Interstate 605, and State Route 91) for ground guidance.

5.3.5 – Hazardous Materials

Currently, there are a variety of existing business operations in the City that use, store, or transport hazardous substances, as well as generate hazardous waste. These sites present risk to both users and adjacent properties. Transportation routes also present some risks to the release of hazardous materials. The SR-91 and I-605 are heavily traveled routes open to vehicles carrying hazardous materials. Major surface streets in the City of Bellflower providing freeway access include Alondra Boulevard, Rosecrans Avenue, Downey Avenue, Lakewood Boulevard, Clark Avenue, and Bellflower Boulevard. Additionally, a number of underground hazardous material pipelines cross through the City of Bellflower. The lines transport natural gas and oil. Natural gas lines may leak in relatively small quantities from cracks, flaws, or damaged areas of the pipeline, which can typically be repaired. However, rupture of these lines could result in leakage and possible contamination, explosion, and/or fire.

5.3.6 – Climate Change

The City adopted a Climate Action Plan in December 2012, which serves as a roadmap for achieving community-wide energy and greenhouse gas emissions reductions that encourages the City to grow smarter and more sustainably. Bellflower, like many other communities in Southern California will face significant challenges associated with rising temperatures, changes to precipitation patterns, and extreme weather. These climate changes could include an increased risk for extreme events such as drought, storms, flooding, and forest fires; more heat-related stress; the spread of existing or new vector-borne disease into a community; and increased erosion and inundation of low-lying areas along coastlines. In many cases, communities are already facing these problems to some degree.

The Safety Element utilizes the California Environmental Health Tracking Program to examine climate change vulnerability among communities in Los Angeles to identify areas most likely to experience substantial climate change impacts. (See Figure 22 in the Safety Element.) The vulnerability assessment draws on data from a variety of sources and includes information about air conditioning ownership, tree canopy and impervious surfaces, transit and household car access, elderly living alone, flood risk, wildfire risk, and sea level rise. Areas in Bellflower ranged from low- to high-risk depending on the Census tract. The assessment also found clear differences in racial and income disparities.



African Americans and Latinos were more likely to live in high-risk areas compared to Whites, and low-income households were more likely to live in areas of greater climate change vulnerability. This is information that should be considered in the placement of housing opportunity sites and the construction of future affordable housing.

Climate change is also expected to affect California's snowpack, precipitation, and, consequently, water supply. There is some uncertainty as to how water supplies will be affected, but even the most conservative models anticipate less stable water supplies and potentially more competition for what are already over-drafted and over-allocated resources. Bellflower's primary sources of water are groundwater production, imported water, and recycled water. The imported water from the State Water Project and Colorado River and local groundwater are likely to be affected by climate change. The availability of water should be evaluated to ensure that additional residential units can be supported by existing and planned infrastructure. In some areas of the State, the availability of water can be a constraint to the development of housing, although that is not currently the case in Bellflower.

6. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Bellflower. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

6.1 – Regional Housing Needs Allocation

California State law requires the Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the need to each region in the state. After consulting with the Southern California Association of Governments (SCAG), HCD provides the regional need to SCAG, which then distributes the Regional Housing Needs Allocation (RHNA) to its member jurisdictions. SCAG allocates housing production goals for the member cities based on their share of the region's population and employment growth.

Providing housing to meet the needs of all income levels is critical to the social and economic health of a city. Bellflower is required to plan for its income-based housing allocation to address its share of southern California region's housing needs. The 2021-2029 Regional Housing Needs Allocation for the City of Bellflower is shown in **Table 6-1**.

Table 6-1: Regional Housing Needs Allocation 2021-2029

Income Group	Number of Units	Percent of Total
Extremely Low ¹	507	13%
Very Low	508	14%
Low	488	13%
Moderate	553	15%
Above Moderate	1,679	45%
Total	3,735	100%

Source: Regional Housing Needs Assessment, SCAG, 2021.

1. The City has a RHNA allocation of 1,015 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. The City of Bellflower has chosen to evenly split the very low-income units evenly.



Bellflower’s RHNA for the 2021-2029 planning period has been determined by SCAG to be 3,735 housing units. The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (less than 50 percent of AMI); Low (51-80 percent of AMI); Moderate (81-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). Additionally, pursuant to State law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. The City of Bellflower has chosen to evenly split the very low-income RHNA units evenly between the two income categories. The allocations are further adjusted to avoid an over-concentration of lower-income households in any one jurisdiction.

6.2 – Income Levels and Ability to Pay

State law defines affordability in terms of target household incomes and the relative percentage these households must pay to purchase or rent decent and safe housing. Affordability is therefore relative to both household income and housing unit cost. In most cases, affordable housing is defined as housing and related costs (e.g., utilities, insurance, property taxes for owner-occupied properties) that requires no more than 30 percent of a household’s gross income.

The income categories (e.g., extremely low-, low-, or moderate- income) and relative ability to pay for housing are determined in relation to the median household income for the City, adjusted by household size. **Table 6-2** below shows the 2020 State and Federal income limits for Los Angeles County based on household size. The area median income (AMI) for a four-person household in Los Angeles County was \$77,300 in 2020.

Table 6-2: Income Limits 2020

Income Group	Persons per Household				
	1	2	3	4	5
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800	\$36,560
Very Low	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850
Low	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350
Median	\$54,100	\$61,850	\$69,550	\$77,300	\$83,500
Moderate	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150

Source: CA Department of Housing and Community Development (HCD), 2020.



6.3 – Credits toward the RHNA

The 6th cycle RHNA covers a planning period that is eight years, starting on October 15, 2021, and ending on October 15, 2029. Housing units built, under construction, or approved October 15, 2021, onward can be credited towards meeting the City’s RHNA. These units can be subtracted from the City’s share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated, as shown in **Table 6-3**.

Table 6-3: Credits Toward the 2021-2029 RHNA

Address	Unit Type	Income Category				
		Very Low*	Low	Mod	Above	Total
Bellflower RHNA		1,015	488	553	1,679	3,735
UNITS PERMITTED OR UNDER CONSTRUCTION						
9612 Somerset Blvd	SF				1	1
9258 Walnut St	SF				1	1
9028 Laurel St	SF				1	1
9616 Rose St	SF				2	2
15535 Blaine Ave	SF				2	2
8538 Cedar St	MF				5	5
ADU Addition or Conversion	ADU		46	2	27	75
Permitted Subtotal			46	2	39	87
UNITS IN PLAN CHECK						
Single Family Homes						
8617 Ramona St	MF				4	4
9735 Oak St/ 9742 Mayne St	MU				91	91
8740 Cedar St	MF				5	5
Single Family Homes	SF				4	4
ADU Addition or Conversion	ADU		7	8	8	23
Plan Check Subtotal			7	8	112	127
CREDITS TOTAL		0	53	10	151	214
REMAINING RHNA		1,015	435	543	1,528	3,521

Source: City of Bellflower Planning and Building Services Department, May 2021.

*The City’s Extremely Low-Income RHNA is assumed to be 50 percent of the Very Low-Income RHNA or 507 units.

The City currently has a total of 87 housing units in construction or permitted, including 75 Accessory Dwelling Units (ADUs), 7 single-family homes and 5 multi-family units. Only the



ADUs are considered affordable to lower- and moderate-income households as previously shown in Section 5. Of the 92 applications the City received in the previous year for new residential development, 90 were for residential development and 2 were for non-residential development, equating to 98 percent of the applications being for residential development. When comparing the amount of square footage, approximately 89,190 square feet of new residential uses were permitted as compared to 12,516 square feet of non-residential uses. This equates to 88 percent of the total new square footage in the City being residential and 12 percent for non-residential. This trend is expected to continue due to the high amount of non-residential square footage that is vacant, the shift toward online sales, and impacts from the COVID-19 pandemic.

As of May 1, 2021, the City also had a total of 40 applications in Plan Check, including 127 residential units. Of the applications 36 are for residential development and 4 are for non-residential development. Of the total, 23 of the applications were for accessory dwelling units. When comparing the amount of square footage, approximately 181,000 square feet of new residential uses was permitted as compared to 104,000 square feet of non-residential uses. This equates to 64 percent of the total new square footage in the City being residential and 36 percent for non-residential. This uptick in non-residential uses is due to the application for two new hotels in the City, which are generally higher intensity.

After accounting for units approved and pending approval, a remaining need of 3,521 units exists, including 1,450 units for lower-income households. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029.

6.4 – Accessory Dwelling Units

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). In response to the changes in legislation, in September 2020, the City approved Ordinance 1401 which provided greater flexibility for development of accessory dwelling units. The ordinance was intended to increase opportunities for ADUs by removing requirements regarding minimum lot size, reducing rear setback requirements, adjusting the allowable maximum and minimum square footage for ADUs and the number of ADUS per lot and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations. The City has worked to inform eligible property owners of the incentives to construct a second unit through updated handouts and information on the City's website.

From September 2014 to September 2020, 27 ADU's were processed and approved. Since the adoption of Ordinance 1401, over 100 ADU applications have been submitted and 75 have been permitted, including garage conversions, master bedroom conversions and detached units. Based on this steep upward trend, the City anticipates permitting at least 50 ADU applications in 2020. For the purpose of RHNA credits, the City



assumes 50 ADUs annually for a total of 400 ADUs over the eight-year planning period of the Housing Element.

As discussed in **Section 5**, the Southern California Association of Governments conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Los Angeles County jurisdictions in the Gateway Cities Council of Governments region, that allocate 62 percent of ADU's to lower-income households, 3 percent to moderate-income households, and 35 percent to above moderate-income households. Of the 400 ADU's projected to be built, it is estimated that 248 will be for lower-income households, 12 for moderate-income households, and 140 for above moderate-income households.

6.5 – Housing Opportunity Areas

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites" for housing. Under State Law (California Government Code Section 65583 c.l.) adequate sites are those with appropriate zoning and development standards, services, and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

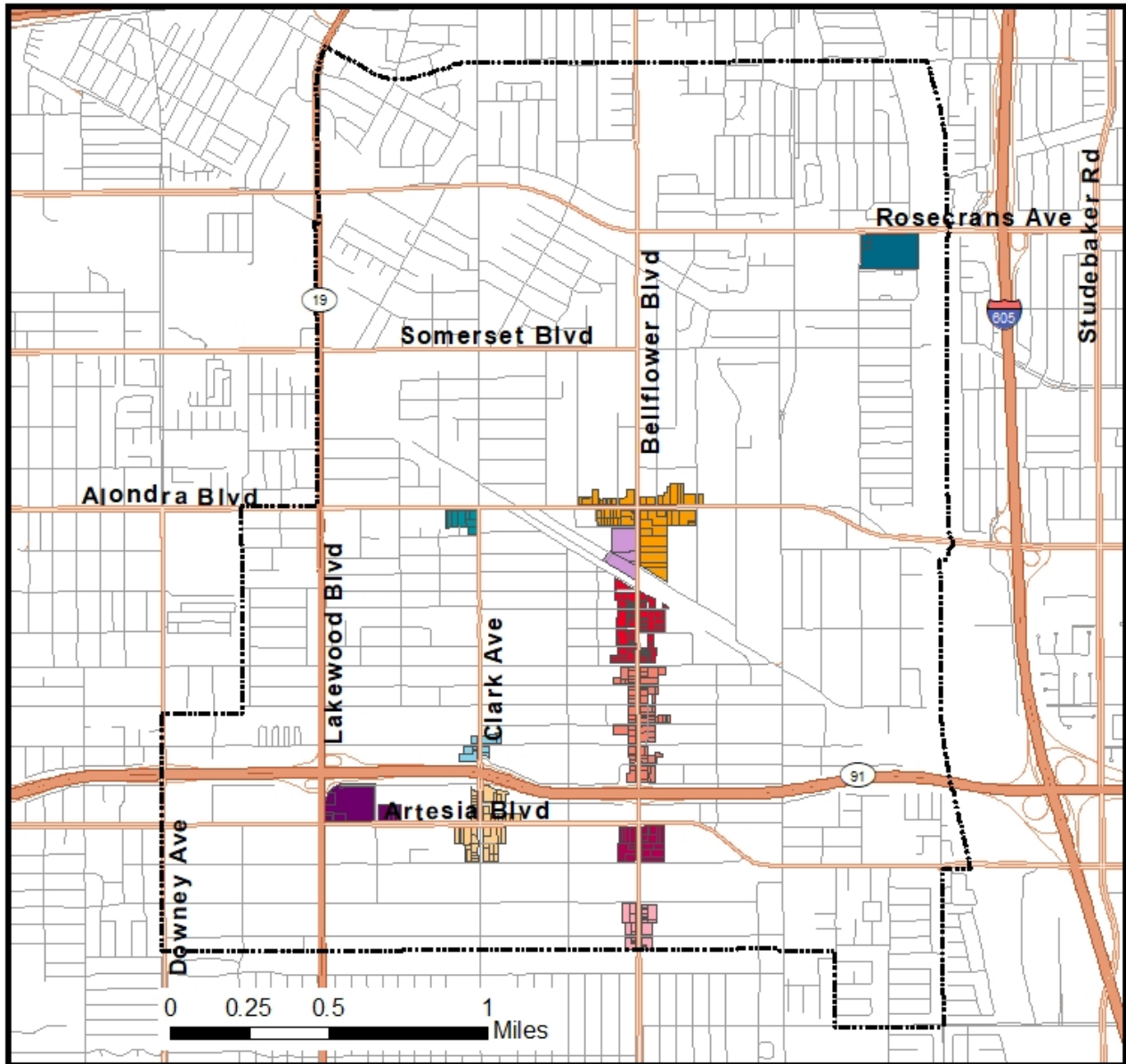
- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential uses (such as mixed use); and
- Underutilized residentially zoned or non-residentially zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity.

A vacant site is defined as a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (e.g., paved parking lot or income production improvements, such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property. An underutilized or non-vacant site is a parcel or grouping of parcels that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include parcels with vacant or abandoned buildings, surface parking lots along the corridors, and large parcels that are only partially developed.













Bellflower lacks a sufficient amount of residentially zoned, vacant land to accommodate their remaining RHNA allocation, thus 11 (eleven) Housing Opportunity Areas have been identified to accommodate future housing primarily through the application of a Housing Opportunity Overlay that will allow mixed use infill and promote redevelopment. The 11 Housing Opportunity Areas are shown in **Figure 21**.



Figure 21: Housing Opportunity Areas



Legend

- | | | | |
|---|--|---|--|
|  | Bellflower City Boundaries |  | 6. Bellflower-Flora Vista (Bellflower Central): 14.0 acres |
|  | 1. Rosecrans-McNab: 13.1 acres |  | 7. Bellflower-Flower to 91 Fwy: 16.2 acres |
|  | 2. Clark-Alondra (Clark North): 3.8 acres ² |  | 8. Bellflower-Artesia (Bellflower South) A: 8.7 acres |
|  | 3. Clark-Park (Clark Central): 3.3 acres |  | 9. Bellflower-Artesia (Bellflower South) B: 6.3 acres |
|  | 4. Clark-Artesia (Clark South): 13.5 acres |  | 10. Lakewood-Artesia (Stater Bros): 13.8 acres |
|  | 5. Bellflower-Alondra (Bellflower North): 24.9 acres |  | 11. Bellflower Station: 7.2 acres |

Prepared May 13, 2021



The Housing Opportunity Areas includes 300+ parcels, totaling approximately 125.9 acres, zoned for residential and commercial/mixed use that are underutilized and ripe for redevelopment. Four of the Housing Opportunity Areas are within the TOD Specific Plan area; the remaining seven are scattered throughout the City, along major corridors with access to transit, services, and amenities. To accommodate the City's RHNA, the Housing Opportunity Areas include parcels that are adjacent or in proximity to each other, appropriate for consolidation into large development projects. The potential for lot consolidation is also identified in the detailed Sites Inventory in Appendix B. The Housing Plan section of this Housing Element includes Program 29 which offers incentives for lot consolidation.

Although some portions of each of these Housing Opportunity Areas are developed with existing commercial, manufacturing, and/or residential uses, the existing uses are of marginal economic viability, include structures at or near the end of their economically useful/structurally sound life, and/or the existing intensity of development is substantially lower than allowed by existing zoning. The current COVID-19 pandemic has only compounded the struggle of many retail, service, and restaurant businesses to ensure economic viability.

The 11 Housing Opportunity Areas are briefly described below. Additionally, Appendix B includes a detailed listing of the parcels identified and photo documentation of existing conditions within each Area.

Area 1: Rosecrans-McNab – Includes 3 parcels totaling 13.1 acres, located south of Rosecrans Avenue and adjacent to the San Gabriel River Trail in northern Bellflower. Area 1 is comprised of a former Kmart site with a few small retailers still open for business. Housing development would be permitted at 30 units per acre.

Area 2: Clark-Alondra (Clark North) – Includes 8 parcels totaling 3.75 acres located off Alondra Boulevard and Clark Avenue, north of State Route 91. Area 2 is currently developed with retail and service uses, including shops and restaurants. These are single-story standalone buildings mostly built between 1946 and 1969. Housing development would be permitted at 40 units per acre.

Area 3: Clark-Park (Clark Central) – Approximately 9 parcels totaling 3.3 acres located at the intersection of Park Street and Clark Avenue, just north of State Route 91, a major arterial highway that intersects the City of Bellflower. Area 3 is currently developed with commercial, retail and hospitality uses, including a restaurant, religious facility, and motel. These are characterized by standalone one- and two-story buildings with surface parking, constructed from 1924 to 1986.

Area 4: Clark-Artesia (Clark South) - Approximately 42 parcels totaling 13.5 acres, located off of Clark Avenue between Ramona and Palm Streets, just south of the State Route 91. Area 4 is in the southern portion of the City, outside of the TOD Specific Plan area, and developed with several standalone commercial and retail structures, as well as vacant parcels and surface parking lots predominately developed in the 1950's.



Area 5: Bellflower/Alondra (Bellflower North) – Approximately 52 parcels totaling 24.9 acres, located near the intersection of Alondra and Bellflower Boulevards in the center of the City. Area 5 is just north of the planned Bellflower Metro station and within the TOD Specific Plan. The area is currently developed with a mix of commercial and retail uses, including shops, restaurants, and strip malls in single-story standalone buildings from the 1950's.

Area 6: Bellflower/Flora Vista – Approximately 65 parcels totaling 14.0 acres, located at the intersection of Flower Street and Bellflower Boulevard, just north of State Route 91 and south of the Bellflower Bike Trail. Area 6 is just south of the planned Bellflower Metro station and within the TOD Specific Plan. The area is currently developed with commercial, retail, and mixed uses, including shops and restaurants, in single-and-multi-story buildings, as well as housing above ground floor retail uses.

Area 7: Bellflower/State Route 91 - Approximately 73 parcels totaling 17.86 acres, located off of Bellflower Boulevard just north of State Route 91, a major arterial highway that intersects the City. Area 7 is south of the planned Bellflower Metro station and some parcels fall within the TOD Specific Plan. The area is currently developed with commercial and retail uses, including shops and restaurants, in single-story stand-alone buildings and strip malls.

Area 8: Bellflower/Artesia (Bellflower Central) - Approximately 20 parcels totaling 8.7 acres, located off Bellflower Boulevard and Artesia Boulevard, just south of State Route 91. Area 8 is currently developed with commercial, industrial, and retail uses, including shops and restaurants in single-story stand-alone buildings and strip malls constructed in the 1950's.

Area 9: Bellflower/Artesia (Bellflower South) – Approximately 23 parcels totaling 6.25 acres, located off Bellflower Boulevard, between Cedar Street and Rose Street, just south of State Route 91. Area 9 is currently developed with commercial, residential and recreational uses, including shops, restaurants and multi-family housing, in single-story stand-alone buildings and strip malls developed from the 1940's through the 1970s.

Area 10: Lakewood/Artesia – Includes 10 parcels totaling 13.34 acres, located off Lakewood Boulevard, just south of State Route 91. Area 10 is currently developed with commercial and retail uses, including an underutilized shopping center, restaurants, and light industrial businesses. Most current uses are single-story standalone buildings, primarily surrounded by surface parking. The largest parcel in this area is Lakewood Plaza, which measures 10.44 acres and lost Stater Bros, its anchor store, several years ago. Other retailers in this plaza have also closed, leaving vacant spaces.

Area 11: Bellflower Station - Includes 4 parcels totaling 7.2 acres, located adjacent to Areas 5 and 6, where the future Metro Bellflower Station is planned. Within the



TOD Specific Plan, the City and Metro discussed a concept that incorporates housing on and adjacent to the station area. The existing on-site uses include auto-related uses, a janitorial supply store and an Aldi Grocery store, all in single-story stand-alone buildings with large surface parking areas.

6.5.1 – Mixed Use Site Capacity

The City has seen increasing interest in mixed use development and residential-only development during the previous Housing Element planning period. From April 2020 to April 2021, the City permitted 90 residential projects and only two for non-residential developments. They currently have 40 applications in plan check, of which 36 are for residential development and four are for non-residential development. Furthermore, the amount of square footage developed in the City is significantly higher for residential development than non-residential development.

Within the City and surrounding jurisdictions, mixed use development, or more predominantly residential projects with a small non-residential component, are increasingly becoming the trend. This is likely due to the increase in internet services and online sales, which has been further compounded by the COVID-19 pandemic. A survey of recent residential development projects that occurred in Bellflower and surrounding jurisdictions during the previous planning period is shown in **Table 6-4**.

Table 6-4: Recent Development Trends

City	Address	Site Area	Units	Non-Res SF	Density
Bellflower	16411 Bellflower Blvd	1.12 ac	91	650 SF	81 du/ac
Downey	10303 Downey Ave	0.41 ac	12	0 SF	30 du/ac
Downey	10345 Western Ave	0.35 ac	8	0 SF	23 du/ac
Downey	8314 2nd St	0.51 ac	50	0 SF	100 du/ac
Downey	9553 Firestone Blvd	1.10 ac	24	0 SF	22 du/ac
Downey	7940 Telegraph Rd	1.56 ac	39	0 SF	25 du/ac
Downey	12850 Woodruff Ave	2.64 ac	62	0 SF	23 du/ac
Downey	8104 Stewart and Gray Rd	0.37 ac	7	0 SF	19 du/ac
Paramount	16675-83 Paramount Blvd	0.31 ac	20	2,000 SF	64 du/ac
Norwalk	14815 Pioneer Blvd	1.55 ac	62	0 SF	40 du/ac
Norwalk	San Antonio Dr and Foster Rd	1.45 ac	60	0 SF	41 du/ac

Source: Compiled by National CORE, May 1, 2021.

Table 6-4 illustrates that of the higher density multi-family developments proposed in the City of Bellflower and surrounding jurisdictions, the majority were residential only; the one that included a non-residential component, included a typical small ground floor retail/commercial space.

For the Bellflower sites inventory, the City is conservatively assuming that 50 percent of the parcels identified in the Housing Opportunity Areas will be redeveloped with new



residential uses, and the remaining 50 percent will occur as non-residential uses or uses that remain on parcels that do not redevelop during the planning period.

6.5.2 – Redevelopment Assumption

The Housing Opportunity Areas identified for potential high density residential and mixed use projects are located along major corridors with good access to transit, services and amenities. These corridors include Clark Avenue, Artesia Boulevard, Bellflower Boulevard, and Alondra Boulevard. To determine which parcels with potential for new development or redevelopment opportunities, the following criteria were used:

- Land value is greater than improvement value.
- Structure was built prior to 1990 (and therefore over 30 years of age).
- Existing uses are not condominiums or apartments.
- Redevelopment can at least double the number of units existing on site.

More specifically, based on land use patterns in the City, parcels with the following characteristics were included in the inventory:

- Vacant properties, and underutilized paved surface parking lots, that provide opportunity for infill development.
- One-story structures that could be developed with higher intensity uses.
- Non-conforming single-family uses, often older and in need of substantial repairs, that are not in keeping with the surrounding uses and the current activity of major corridors.

The resultant parcels were reviewed based on an additional set of factors:

- General characteristics, such as declining uses, low existing Floor Area Ratio (FAR), and COVID-impacted uses, among others
- Location near recent mixed use or residential development activities on properties exhibiting similar characteristics or neighborhoods, where capital improvement projects are occurring
- Expressed interest from property owners or developers
- Potential for lot consolidation

6.5.3 – Maximum Density Assumptions

Within the newly identified Housing Opportunity Overlay areas, densities up to 30 or 40 units per acre are permitted. Within the TOD Specific Plan, developments will be allowed



to develop up to 100 units per acre in Areas 5 and 6, and up to 40 dwelling units per acre in Area 7. As shown in **Table 6-4** above, densities proposed for recent for multi-family developments in the City and neighboring jurisdictions range from 19 units per acre up to 100 units per acre. The average density was around 42 units per acre.

Based on development trends in Bellflower, and the average density achieved in the region, it is realistic to assume that 100 percent of the density permitted can be achieved. For affordable housing developments for lower-income households, a density bonus would easily achieve, if not exceed, the base amount. In addition, with the development of the Metro Bellflower Station, and proposed new investments into the station area, it is anticipated that future development in the TOD Specific Plan area will also achieve maximum densities.

Additionally, there is precedence in surrounding cities, such as the development of Downey View, a residential development with 50 deed-restricted affordable housing units on 0.5 acres in Downtown, following the adoption of the Downtown Downey Specific Plan. Even if, realistic density was reduced for Areas 5 and 6, from 100 units per acre to 80 dwelling units per acre - in line with the recently proposed development at 16411 Bellflower Boulevard - the City would still have enough capacity on the 11 identified Housing Opportunity Areas to accommodate its 2021-2029 RHNA.

6.5.4 – Affordability Assumptions

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction based on economies of scale. Consequently, HCD has established “default densities” that are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000, located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre. Bellflower has a population greater than 25,000 and is within the Los Angeles MSA.

To encourage and facilitate the development of affordable housing, while also accommodating the City’s remaining RHNA of 3,430 units, including 1,471 lower-income units, the City will establish and implement a Housing Opportunity Overlay that allows up to 30 dwelling units per acre in Housing Opportunity Areas 1, 2, 3, 4 and 10, up to 40 dwelling units per acre in Areas 7, 8 and 9. The City will also update the TOD Specific Plan to simplify the Land Use Plan, allowing up to 100 dwelling units per acre in Areas 5 and 6. Area 11 is already zoned appropriately and allows up to 100 dwelling units per acre, per the TOD Specific Plan. Concurrently, or after adoption of the Housing Element, the Specific Plan will be amended and the Housing Opportunity Overlay will be applied to the Housing Opportunity Areas 1 through 10, in order to facilitate the development of higher density residential uses. All parcels that are identified in the City of Bellflower’s housing sites inventory will be zoned appropriately, at or above the State default density,



to accommodate the City's extremely low, very low and low-income RHNA allocations.

As such, to accommodate the RHNA, all parcels within the inventory are assumed to accommodate a percentage of the City's very low-, low-, moderate and above moderate-income households. Generally, the inventory assumes that 40 percent of the potential unit capacity would accommodate lower-income households. This assumption reflects the percentage of lower-income units assigned to the City for the 2021-2029 planning period. In assuming that all parcels can accommodate a portion of the City's lower-income RHNA, the sites gain the benefit of permitting by right development when a project includes deed-restricted affordable housing, which will streamline project approvals. This also sets the City up for success with the no net loss requirements – should a site be developed with non-residential uses or with units that do not have affordability restrictions, there are still more than enough parcels in the sites inventory to accommodate the City's lower-income RHNA.

To accommodate the moderate income RHNA allocation, 15 percent of the unit capacity of all Housing Opportunity Areas was assumed, in line with the City's RHNA allocation of moderate-income units. Moderate income units are likely to occur as part of a larger mixed income development and/or some of the parcels within the Housing Opportunity Areas are smaller than 0.5 acres, which allows for the development of smaller projects that can combine market rate and workforce housing.

To accommodate the City's remaining above moderate-income RHNA allocation, it was assumed that the remaining 45 percent capacity in the Housing Opportunity Areas can accommodate market rate residential development.

To further encourage and facilitate the development of affordable units for low- and very low-income families, the City will offer a menu of development incentive opportunities, including: streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.

6.6 - Summary of Available Sites

As discussed in the previous sections, the City has evaluated the development capacity of the Housing Opportunity Areas to determine a realistic potential development yield, based upon evaluation of existing land uses, infrastructure capacity, and evaluation of land use controls and required site improvements. The assumptions for the City of Bellflower Sites Inventory can be summarized as follows:

1. On all parcels, it is assumed that 50 percent of development are residential uses and 50 percent will be non-residential or parcels that do not redevelop during the planning period.
2. On all parcels, it is feasible that maximum densities permitted can be achieved.



3. Within each Housing Opportunity Area, it is assumed that 40 percent of the development will be for lower-income households, 15 percent for moderate income households, and 45 percent for above moderate-income households.
4. Each identified site is adjacent to developed land and can be readily served with existing infrastructure.

Table 6-5 shows how the City of Bellflower can accommodate its RHNA allocation for the 2021-2029 planning period, including credits towards the RHNA, development of accessory dwelling units and land identified within the 11 Housing Opportunity Areas. Based on the sites selected there is a surplus of appropriately zoned land to accommodate all three income categories.

Table 6-5: Accommodation of the 2014-2021 RHNA

	Lower	Moderate	Above Moderate	Total
2021-2029 RHNA Allocation	1,503	553	1,679	3,735
Units Permitted and Under Construction	53	10	151	214
ADU Development	248	12	140	400
Remaining RHNA	1,202	531	1,388	3,121
Sites Inventory				
Area 1	78	29	88	196
Area 2	23	8	25	56
Area 3	22	8	25	56
Area 4	80	30	90	200
Area 5	498	187	560	1,245
Area 6	280	105	315	700
Area 7	130	49	146	324
Area 8	70	26	79	175
Area 9	50	19	57	126
Area 10	83	31	93	207
Area 11	144	54	162	360
Sites Inventory Total	1,458	546	1,640	3,644
SURPLUS	(256)	(15)	(252)	(523)

Notes: Parentheses indicate a surplus of units.



6.6.1 - Environmental Constraints

Potential environmental constraints impacting future development within the Housing Opportunity Areas include seismic and liquefaction hazards, which are addressed in Section 5, under the Non-Governmental Constraints analysis. Parcels identified in the Sites Inventory were compared with all hazard maps included in the City's Safety Element. None were found to be within areas that have development restrictions due to risk of damage from disasters (e.g., floods, wildfires, or seismic events). The parcels inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are no additional environmental constraints that would impede the development of new housing units within the Housing Opportunity Areas.

6.6.2 - Infrastructure Constraints

The City's five-year Capital Improvement Plan has identified expenditures of City funds used for public improvement projects, including infrastructure. The City takes a comprehensive approach to infrastructure planning, that includes reviewing infrastructure plans for each application submitted for discretionary approval (i.e., General Plan amendments, subdivision maps, or development proposals that includes extension of an existing street or construction of a new street.) The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

The City of Bellflower is served by four water companies: Bellflower Home Garden Water Company, Bellflower-Somerset Mutual Water Company, Bellflower Municipal Water System, and Liberty Utilities Water Company. The water purveyors within the City serve customers with water from groundwater wells within City limits and the Central Basin, or imported water purchased from the Metropolitan Water District of Southern California (MWDSC), by way of the Bellflower-Somerset Mutual Water Company. According to the City's Water Master Plan the overall water supply is sufficient to serve current and future water demands in the City. The City's Water Master Plan is the primary planning document that establishes measures to provide adequate water supplies throughout the City and correct existing deficiencies, which are primarily located in the northern part of Bellflower. The existing Water Master Plan includes recommendations for upgrades to the City's water delivery system and correction of potential deficiencies.

The City's Public Works Department manages the City's sanitary sewer collection system. The collection system consists of approximately 99 miles of gravity sewer lines and discharges into the Los Angeles County Sanitation District #2 facilities for conveyance, treatment, and disposal. The LACSD adopted the Clearwater Program Master Facilities Plan in November 2012, to plan for its service area over the next 50 years. The Clearwater Program Master Plan provides an assessment of future needs based on a comparison of



projected tributary flows versus conveyance system capacity. The Master Plan concludes that the current rate of sewer improvement projects is expected to keep up and address any conveyance system capacity deficiencies.

6.7 – Consistency with Affirmatively Furthering Fair Housing

State law requires that housing elements due on or after January 1, 2021, identify housing sites in the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that comprehensively address significant disparities in housing needs and access to opportunity. For the purpose of this Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (e.g., lack access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

6.7.1 - Segregation and Integration Analysis

As discussed in **Section 4.5.2**, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Importantly, the analysis must address both integration and segregation to holistically evaluate existing patterns and practices, and better identify and prioritize contributing factors to fair housing issues. This analysis must also address Housing Opportunity Areas, identifying sites relative to segregation and integration of protected classes. This analysis may focus on households by income but must address segregation and integration of other protected classes as well, including population by race, disability and familial status; the analysis must address the effects of economic segregation on members of protected classes and show how the site inventory decreases the segregation index scores for protected classes and along income lines within the jurisdiction, as well as the segregation indices at the regional scale.

As noted in **Section 4.5.2**, Brown University's Diversity and Disparities database shows that the City of Bellflower experiences a Low Segregation Level for all racial/ethnic group pairings. Given that a concentration of segregation and poverty does not exist in the City, there is no indication that the identification of the Housing Opportunity areas will have disproportionate outcomes for members of protected classes. Furthermore, the Housing Opportunity Areas are located throughout the City in 11 out of the City's 18 total census tracts and not concentrated in any one area of the City.

Additionally, as shown in **Figure 7**, median incomes in the City vary widely by census block



group. There are no block groups with a median income greater than \$125,000 annually. There are two block groups that have a median income of less than \$30,000, while most of the City's 51 total block groups are around the HCD 2020 State Median income of less than \$87,100 annually (21 block groups) or less than \$55,000 annually (14 block groups). As there is not a concentration of poverty in the City, there is no indication that the identification of the Housing Opportunity areas will have disproportionate outcomes for members of protected classes.

6.7.2 - Racially and Ethnically Concentrated Areas of Poverty and Affluence

As discussed in **Section 4.5.3**, the Housing Element must include an analysis of racially and ethnically concentrated areas of poverty. As noted in **Figure 10** and **Table 4-28**, and consistent with Bellflower's 2020 AI, no census tracts in the City have a poverty rate above 40 percent. As such, by definition, the City has no racially/ethnically concentrated areas of poverty. Additionally, as discussed above, Bellflower experiences a high level of diversity throughout all census tracts in the City and is more diverse than the County and the region generally.

In selecting the Housing Opportunity Areas, the City looked for potential sites throughout the City, and ultimately included parcels in 11 out of the City's 18 total census tracts. As discussed in the following section, a number of factors were taken into account in selecting the Housing Opportunity Areas, including access to transit, services, and amenities, which are often factors in determining quality of life, as well as surrounding uses, likelihood of redevelopment, and recent investment in public infrastructure. Given the location of the Housing Opportunity Areas throughout the City and the high level of diversity, there is no indication that the identification of the Housing Opportunity areas will have disproportionate outcomes for members of protected classes and will continue to diversify housing opportunities throughout the City in proximity to transit and amenities.

6.7.3 - Disparities in Access to Opportunity

As reported in **Section 4.5.4**, the Housing Element must identify and analyze significant disparities in access to opportunity (e.g., education, transportation, economic development, and environment). In selecting the Housing Opportunity Areas, the City utilized the 2021 HCD/TCAC Opportunity Maps, and scored sites based on proximity to amenities and 9% Low Income Housing Tax Credit guidelines. **Figure 22** shows the Housing Opportunity Areas in context with the 2021 HCD/TCAC Opportunity Map. **Figure 23** shows the proximity of the Housing Opportunity Areas to 9% LIHTC scored amenities for family projects. The City is predominantly made up of Moderate Resource Opportunity Areas and the majority of the City has good access to amenities. The Housing Opportunity Areas are located in Moderate Resource Opportunity Areas with only a portion of Area



5 within a Low Resource Opportunity Area. Area 5 is located just to the north of the future Metro transit station and significant investment into the area is planned through the Downtown Bellflower Station Area Specific Plan (TOD Specific Plan). Area 1 is also located adjacent to the City's only High Resource Opportunity Area. There are not any census tracts in the City that are considered Highest Resource Opportunity Areas.

Given the existing conditions of each Housing Opportunity Area, the zoning capacity for higher density residential, and the opening of the transit station within the TOD Specific Plan area, the City feels the 11 Housing Opportunity Areas offer the most viable redevelopment opportunities to accommodate the housing need within the 2021-2029 planning period.

As shown in **Figure 22**, the distribution of parcels within the Housing Opportunity Areas as shown in the City's Sites Inventory, particularly those credited towards the lower-income RHNA, are distributed throughout the City. A majority of the Housing Opportunity Areas are within the Moderate Resource Opportunity Areas, which is the predominant resource category in the City. While Area 5 is partially within a Low Resource Opportunity Area there are existing planning efforts and infrastructure improvements underway to improve quality of life for existing residents. As the City has uniformly assigned a percentage of lower-, moderate- and above moderate-income units to all parcels within the Sites Inventory, there is no indication that a concentration of lower resources areas will occur.

Over the Housing Element planning period, the City expects the Downtown area to see substantial investments, including the development of the transit station along the West Santa Ana Branch Transit Corridor, which will bring a mix of market rate and affordable housing, as well as pedestrian, bicycle, and other infrastructure improvements. The West Santa Ana Branch light rail line, stretching roughly 20 miles between Downtown Los Angeles and the City of Artesia, will reuse the historic Pacific Electric streetcar right-of-way, a portion of which runs through the City of Bellflower. Metro has been planning to open the line in two phases, the first of which would span between the line's southern terminus at Pioneer Boulevard in Artesia and the proposed connection to the Green Line, in the median of the I-105 Freeway, which could be operable near the year 2028.

In anticipation of the future Bellflower Station, the City approved the TOD Specific Plan, which establishes a framework for future development around the future Metro transit station. To facilitate future development, specifically residential, the TOD Specific Plan designated specified areas for mixed use development, allowing for residential development at a higher density than other areas in the City. The TOD Specific Plan and the new Overlay Zones are intended to stimulate economic development and reinvestment through regulations based upon recognized urban design principles that allow property owners to respond with flexibility to market forces. Specifically, they will:

- Create a pedestrian-oriented mix of uses with convenient access between area neighborhoods, housing, employment centers, and retail services;
- Accommodate intensities and patterns of development that can support multiple modes of transportation, including public transit, bicycles, and walking;
- Facilitate well-designed new mixed use development projects that combine



residential and nonresidential uses (e.g., office, retail, business services, personal services, public spaces and uses, other community amenities, etc.) to promote a better balance of jobs and housing;

- Ensure compatibility with adjacent existing single-family neighborhoods and harmonious integration with existing commercial areas; and
- Provide additional property rights, specifically development rights to property owners that develop high-density residential uses, while retaining all development rights conferred by the underlying zone. Incentives and advantages include: allowing a greater range and mix of uses and specifying more permissive dimensional specifications (e.g., greater floor area ratio, lot coverage ratio, and height; reduced setbacks; etc.).

The City is already seeing interest in the TOD Specific Plan area. In 2021, the City approved a proposed development by Glendale-based Serrano Development Group to build a new housing and retail complex at 16411 Bellflower Boulevard - just south of the proposed light rail line. The proposed density of the development is 81 dwelling units per acre. The TOD Specific Plan area is also well positioned for future developments seeking Affordable Housing Sustainable Communities (AHSC) program funding. As part of the Housing Plan, the City is committing to work with developers interested in applying for AHSC. Staff will also become more familiar with the program and the various requirements needed from a local jurisdiction co-applicant or partner.

In June 2021, the City approved the following infrastructure improvements as part of the FY2021-2022 and FY2022-2023 Capital Improvement Projects budgets:

- Improvements to Simms Park, located less than a ¼ mile from Area 6 and less than a mile to Areas 5 and 7, including the addition of an ADA service window and security and office upgrades.
- Bellflower Station Design establishing the development of guidelines and designs for the further light rail project, located in Area 11 and adjacent to Areas 5 and 6.
- Wayfinding improvements in the Downtown in Area 5
- Improvements to Palm Street Park in Area 10
- Improvements to the Bellflower Theater/Youth Cultural Arts Center in Area 6
- Implementation of Bellflower Boulevard Complete Streets project in Areas 9 and 10
- Street resurfacing on Alondra Boulevard in Areas 2 and 5

Additional funding is allocated for street improvements, a pilot fencing project around vacant lots and SCE rights-of-way, and sidewalk/curb/gutter projects throughout the City on an as needed basis.

From 2017 to 2019, the City also implemented the following improvements in and around the Housing Opportunity Areas:

- Bellflower Boulevard Rehabilitation Project – constructing 0.5 miles of roadway and median improvements on Bellflower Boulevard, between Somerset Boulevard and Rosecrans Avenue, including the removal and replacement of curb, gutter,



sidewalk, pedestrian push buttons, and replacement of access ramps in compliance with ADA regulations.

- Roadway improvements along 2,200 lateral feet of Clark Avenue, from Artesia Boulevard to the South City limits, including metal hand-railing, curb & gutter, PCC driveways, and 11 curb ramp replacements to meet ADA compliance in and around Area 4.
- Electric vehicle charging stations in Area 6 and south of Area 5.
- Contributed funds to the Los Angeles County Fire Museum, located at the north end of Area 6, and just south of Area 5.

In conjunction with the implementation of the TOD Specific Plan, the City has planned and completed projects within the City's Low Resource census tract, 5541.01, including the Bellflower Boulevard Rehabilitation Project and future wayfinding improvements.

6.7.4 - Disproportionate Housing Needs and Displacement Risk

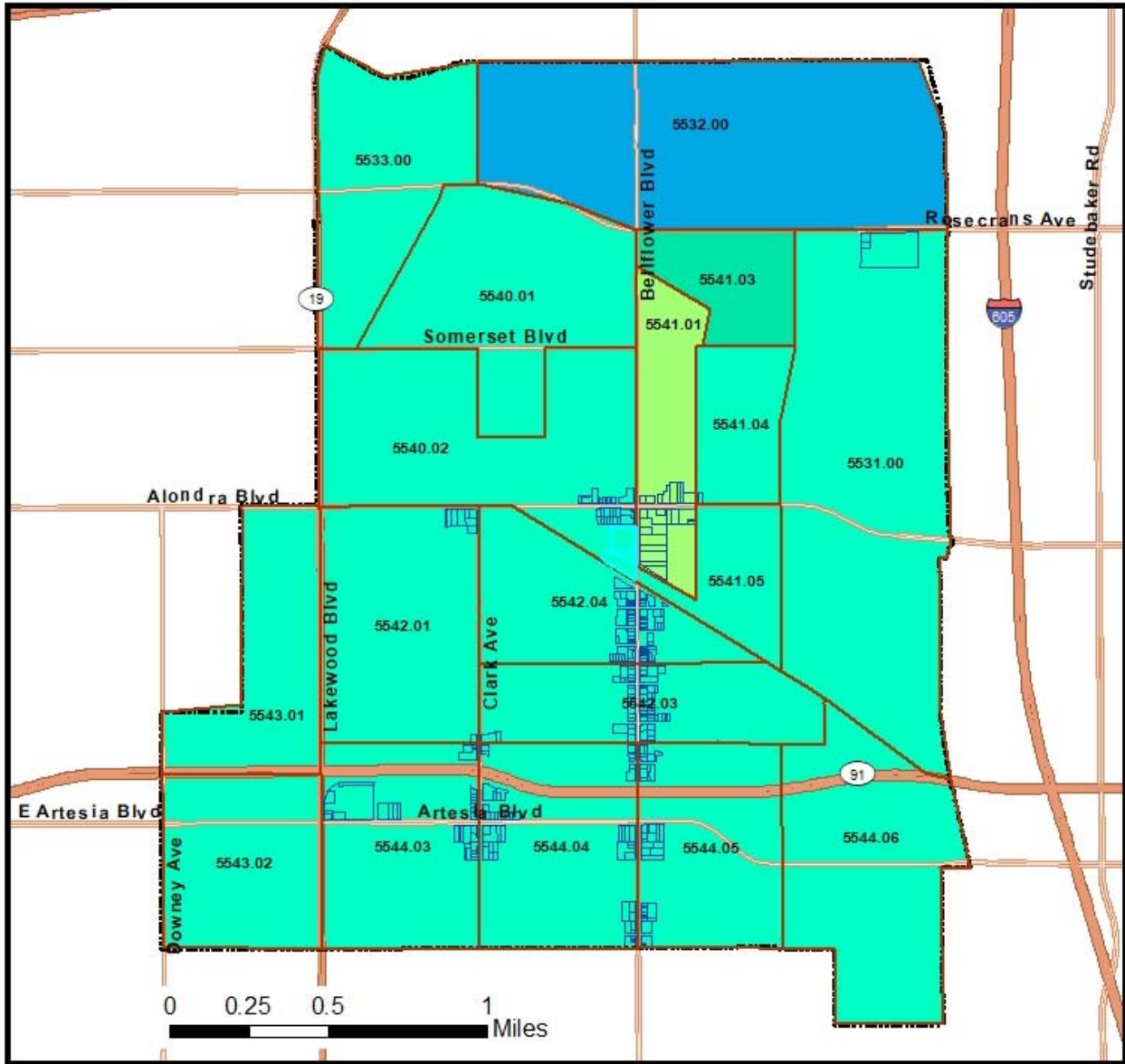
As discussed in **Section 4.5.5**, low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities. Sensitive communities are defined as communities where residents may be particularly vulnerable to displacement in the context of rising property values and neighborhood change.

As shown in **Figures 19 and 20**, utilizing data from the Urban Displacement Project, existing sensitive communities with higher vulnerability are largely concentrated in three areas of the City: south of Somerset Boulevard and north of Alondra Boulevard; south of Alondra Boulevard and north of Flower Street, between Woodruff Avenue and Clark Avenue; and south of Park Street to the southern boundary of the City, between Lakewood Boulevard and Bellflower Boulevard. These maps are intended to define a general neighborhood change progression from the top to bottom of the table. However, it is important to note that not all neighborhoods may definitively change into neighborhoods experiencing gentrification and/or displacement.

To support residents living in sensitive communities, that may be more likely to experience gentrification and/or displacement, the City has a number of programs in place. These programs include: Program 20 to educate tenants and landlords, and to address potential unlawful eviction cases; Program 21 to assist first-time homebuyers improve their knowledge on the process; Program 22 to reduce the instances of poverty and homelessness and promote economic stability and in turn reducing the risk of displacement; Program 23 to affirmatively market available funding and programs to eligible households within vulnerable areas; and Program 24 to create incentives for market rate housing development in low resource areas to catalyze investments, and to enhance the economic mobility of residents.



Figure 22: HCD/TCAC Opportunity Map



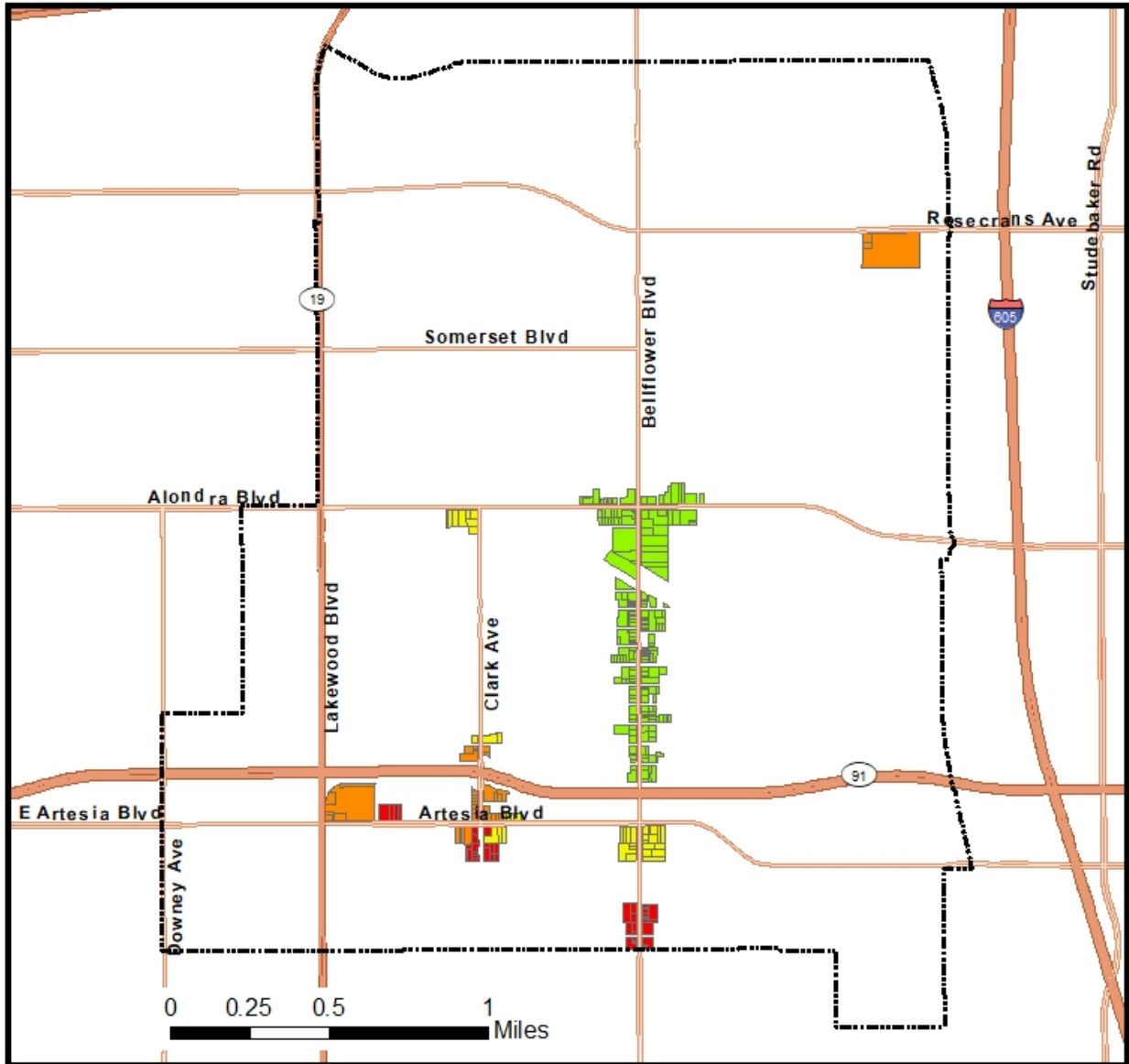
Legend

- Bellflower City Boundaries
- Census Tract Boundaries
- Parcels in Development Areas

	Highest Resource
	High Resource
	Moderate Resource (Rapidly Changing)
	Moderate Resource
	Low Resource
	High Segregation & Poverty
	Missing/Insufficient Data



Figure 23: LIHTC Amenities Scoring



Legend

- 11 - 12 - Marginal
- 13 - 14 - Likely Eligible
- 15 - 16 - Mostly Likely Eligible
- 17 - 20 - Definitely Eligible
- 21 - 22 - Most Resource-Reach Areas

Note: Transit-related points (up to seven) are not included in this analysis. Due to Covid-related service reduction, transit-related points are harder to evaluate at this time.

Prepared May 13, 2021



6.8 – Financial Resources

A variety of potential funding sources are available to finance housing activities in Bellflower. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. **Table 6-6** lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources.

In previous years, the primary source of funds for affordable housing activities in Bellflower was the Redevelopment Agency housing set-aside fund. The 2010-2014 Implementation Plan allocated RDA funding for housing programs during that period, as indicated below:

- Housing Improvement Program
- Affordable Housing Program
- Underutilized Sites Program
- First-Time Homebuyer Program
- Prioritize Housing Program Activities

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City of Bellflower Redevelopment Agency was dissolved as of February 1, 2012 and the City was selected to be the Successor Agency responsible for all enforceable obligations owed.

Bellflower previously relied on estimated redevelopment housing set-aside revenues ranging from \$1.26 to \$1.5 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize in order to continue administering its existing programs.

In addition to the funding sources listed in **Table 6-6**, affordable housing advocates are working with large foundations in hopes of creating a low-interest loan fund from endowments. Housing groups are also continuing attempts to broaden infrastructure financing authority. An infrastructure financing district (IFD) may be formed pursuant to California Government Code Section 53395 et seq. (the "IFD Law"). These districts have rights to the tax increment for financing public infrastructure. This authority exists at both the state and local level, but under current law requires a vote. Another hurdle is that current IFD law prohibits IFDs within any portion of a redevelopment project area that is or has been previously created; coupled with the fact that the legislative intent of the IFD law is that IFD areas are substantially undeveloped. However, many advocates



remain hopeful that IFDs may provide an opportunity to fill the redevelopment gap. Current drafts of new legislation would allow cities to create infrastructure districts without voter approval and make IFDs more user-friendly. There is also proposed legislation that, in addition to allowing for IFD formation by resolution, would require set-asides for affordable housing where an IFD is formed in a transit village development district. Certain legislation also seeks to broaden the share of property tax increment that IFDs in specified locations may collect and seeks to address the current deficiencies in the IFD Law.

Many regional government entities (i.e. council of governments) are working collaboratively to establish housing finance trusts that pool local monies and make them available to developers proposing deed-restricted affordable units within a member jurisdiction. This is an approach the City can explore with the Gateway Cities Council of Governments during the planning period.

Table 6-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs and Funding Sources		
Community Development Block Grant (CDBG)	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Bellflower currently receives approximately \$116,748 in CDBG funds annually.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Home Investment Partnership (HOME)	Bellflower receives HOME funds directly from the Federal government. HOME funds are used to assist low-income (80 AMI) households.	New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Section 8	Rental assistance payments to owners of private market rate units on behalf of low-income (50 MFI) tenants. The HACoLA administers the Section 8 Rental Assistance Program for the City of Bellflower. As of January 2010, there were 689 vouchers leased to Bellflower residents.	Rental Assistance
Emergency Shelter Grant (ESG) Program	Funds emergency shelters, services and transitional housing for homeless individuals and families.	Homeless Assistance Public Services



Program Name	Description	Eligible Activities
Neighborhood Stabilization Program (NSP) Funds	Provides funds to purchase abandoned and foreclosed homes and residential property.	Acquisition Homebuyer Assistance
Choice Neighborhoods Grants	Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.	New Construction Acquisition Rehabilitation Economic Development Public Services
Section 202 Housing for Seniors	HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.	Acquisition Rehabilitation New Construction
Section 811 Housing for Disabled Persons	Provides grants to nonprofit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance
Supportive Housing Program	Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.	Homeless Assistance Public Services
Shelter Plus Care	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	Homeless Assistance Public Services

2. State Programs



Program Name	Description	Eligible Activities
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing. Tax credits are available between 4 and 9 percent.	New Construction
Building Equity and Growth in Neighborhoods (BEGIN)	Provides grants to cities to provide down payment assistance (up to \$30,000) to low- and moderate-income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	Homebuyer Assistance
CalHome	Provides grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Provides loans to developers for property acquisition, site development, pre-development and construction period expenses for home ownership projects. One funding round annually through 2011.	Predevelopment Site development Site acquisition Rehabilitation Down payment assistance Mortgage financing Homebuyer counseling
Transit-Oriented Development Housing Program	Under the program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for home ownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.	Homebuyer Assistance Predevelopment Site development Infrastructure
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development. One funding round annually.	Regulations pending
CalHFA FHA Loan Program	Provides fixed rate FHA mortgages in Federally Designated Targeted Areas.	Homebuyer Assistance



Program Name	Description	Eligible Activities
CalHFA Homebuyer's Down payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3 percent of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
CalHFA Mental Health Services Act Funds	Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHPA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.	New Construction Acquisition Rehabilitation Homeless Assistance Public Services Rental Assistance
CalHFA New Issue Bond Program (NIBP)	Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.	New Construction Acquisition Rehabilitation Preservation
Golden State Acquisition Fund (GSAF)	Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.	New Construction Acquisition Rehabilitation Preservation
Emergency Housing and Assistance Program Operating Facility Grants (EHAP)	Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	Homeless Assistance Public Services



Program Name	Description	Eligible Activities
Emergency Solutions Grant (ESG) Program	Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.	Homeless Assistance Public Services
Infill Infrastructure Grant Program (IIG)	Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.	Predevelopment Site development Infrastructure
Multi-family Housing Program:	Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 federal low-income housing tax credits. Eligible costs include the cost of childcare, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Acquisition Rental Assistance Public Services Site Development Infrastructure Development Fees
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low-income housing projects.	Predevelopment



Program Name	Description	Eligible Activities
3. County Programs		
Home Ownership Program (HOP)	The County of Los Angeles provides a secondary mortgage loans to first-time homebuyers. HOP has been designed to meet the needs of low-income families and individuals who want to purchase a new home, but are unable to qualify without financial assistance.	Homebuyer Assistance
Mortgage Credit Certificate (MCC)	Provides Federal tax credit for low- and moderate- income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County.	Homebuyer Assistance Income Tax Credit
Affordable Home Ownership Program (AHOP)	The Los Angeles Community Development Commission provides first-time homebuyer assistance to low-income families and individuals to purchase newly constructed homes that were partially financed with CDC development funding.	Homebuyer Assistance
Housing Economic Recovery Ownership (HERO)	The Los Angeles County HERO program was designed to meet the needs of low, moderate and middle-income households who want to purchase a foreclosed or abandoned single-family home, but are unable to qualify without financial assistance. This program provides a secondary mortgage for the purchase of that home, down payment assistance, and rehabilitation grant opportunities. The secondary mortgage is a 0 percent interest loan. No repayment of loan will be due until the home is sold, transferred, or refinanced, or no longer- owner-occupied.	Rehabilitation Acquisition Homebuyer Assistance
Infill Sites Rental Program (ISRP)	The ISRP is designed to provide financial assistance for acquisition and rehabilitation of foreclosed residences for affordable rental housing to low-income persons. Developers must agree to operate the housing at affordable rents for a period of 55-years.	Rehabilitation Acquisition



Program Name	Description	Eligible Activities
4. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by holding the required TEFRA hearing prior enabling the issuance of housing mortgage revenue bonds. The bonds require the developer to lease a fixed age of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	Homebuyer Assistance
National Housing Trust	The Green Affordable Housing Preservation Loan fund through the National Housing Trust Provides below market predevelopment and interim development loans to affordable housing developers who seek to incorporate green building techniques when rehabilitating existing affordable housing. Under the program, a portion of the loan will be forgiven when the developer demonstrates that they have incorporated practical, environmentally-friendly design elements in the property's rehabilitation plan.	Predevelopment Development Loans
California Community Foundation	Provides support for general operation of existing nonprofit affordable housing developers, with the focus on supporting the development and preservation of permanent affordable housing.	New Construction Rehabilitation Acquisition
MacArthur Foundation:	Preserving Affordable Rental Housing Program is a \$150-million initiative that seeks to preserve and improve affordable rental housing.	Preservation Rehabilitation Acquisition



Program Name	Description	Eligible Activities
Local banks:	Due to the Community Reinvestment Act of 1977, commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits. They usually do this through below-market loans to both developers and qualified low-income homebuyers, and grants to community development nonprofits. Many banks a separate community development division, and partner with local organizations that provide services like home ownership counseling to their borrowers. Larger banks often have a separate foundation to handle the grants.	Homebuyer Assistance

6.9 – Energy Conservation Opportunities

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption.

The City of Bellflower CAP, adopted on December 10, 2012, "Strategy 1: Buildings" outlines improving the performance of existing buildings with a concerted effort by government, utility companies, businesses, and individual homeowners to increase the energy efficiency of their homes and businesses. There are many opportunities for conserving energy in new and existing residential units. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City will promote these programs and, when funding is available, will seek to supplement them with additional money. The City enforces all provisions of Title 24 of the California Building Code, which provides for



energy conservation features in new residential construction.

Southern California Edison offers a variety of energy conservation services under the Low-Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 15 percent discount reduction on electric bills for low-income customers and the Family Electric Rate Assistance Program (FERA) that provides discounts for families with household incomes slightly exceeding the low-income energy program allowances.

The Southern California Gas Company offers two direct assistance programs to limited-income customers: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

6.8.1 - Techniques to Conserve

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and out in the summer. Designs aim to reduce air conditioning and heating demands. Proven building techniques in this category include:
 - Orienting windows and openings of a building to follow the path of the sun, in order to minimize solar gain in the summer and maximize solar gain in the winter;
 - Utilizing “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “Burying” sections of the structure in a hillside or berm to insulate the home against extremes of temperature;
 - Application of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the home;
 - Strategic placement of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
 - Designing eaves and overhangs above windows to block direct summer solar gain during the summer, but allow for solar gain during the winter.



2. Building orientation that allows natural elements to maintain a comfortable interior temperature. Examples include:
 - Orienting the long axis of a building in a north-south position;
 - Minimizing the southern and western exposure of exterior surfaces;
 - Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; and
 - Positioning dwelling units to take advantage of natural air circulation and evening breezes.

3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Planting of deciduous shade trees and other plants to protect the home;
 - Design including natural or artificial flowing water; and
 - Strategic placement of trees and hedges to control air flow.

In addition to natural techniques that have been used historically, a number of modern energy conversion methods have been developed and advanced in more recent years. These include:

- Implementation of solar panels and other devices to generate electricity;
- Application of solar energy to heat water;
- Employment of window glazing to repel summer heat and trap winter warmth;
- Use of weather-stripping and other insulating devices to reduce heat gain and loss; and
- Acquire energy efficient home appliances.

6.8.2 – State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act. Upon its creation the first task of the Commission was to adopt energy conservation standards for new construction. The first set of residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised in the years following. Bellflower currently utilizes Tier 1 of the California Green Building Code and has adopted local amendments to the building standards within Chapter 15.56 pertaining to the Energy Code of the Bellflower Municipal Code. The local amendments regarding the Energy Code do not place additional constraints as they are in place to ensure consistency of definitions and standards within other sections of the Bellflower Municipal Code.



City of Bellflower

A focus of the Commission's energy conservation standards is the definition of "climate zones". These zones were created to allow for flexible approaches to energy conservation that can be tailored to different geographic regions of the State. The City of Bellflower is located in Climate Zone 10, which covers the semi-arid inland valleys. This climate zone is characterized by mild winters, hot summers, desert winds, and abundant sunshine.

Because of these climate conditions, a substantial percentage of residential energy use goes to space cooling between the months of May and October. Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy throughout the City.



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7. Progress Report

The Progress Report reviews the previous Housing Element’s programs, objectives, and actions that were to be implemented during the previous planning period. The City of Bellflower’s Housing Element identified goals that the City anticipated to implement during the previous planning period. Each goal has specific policies that were to be achieved in order to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. The City also established a set of objectives with corresponding goals to further improve housing opportunities throughout the City. Each of the actions and objectives had a timeframe for completion along with a responsible agency to monitor the program.

The action is listed on the right column of the table and displays the quantified or qualified objective and the result of the program. Lastly, the action is evaluated on its effectiveness, and whether or not the program should continue to be implemented, modified, or removed. Section 65588 of the State Housing law requires that all local governments initiate a timely review of their housing element to evaluate all of the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State’s housing goal;
- The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives; and
- The progress of the City in the implementation of the Housing Element.

Section 65581 of the Government Code also underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City’s housing goals since 2014.



Table 7-1: Housing Accomplishments

HOUSING ELEMENT PROGRAM	EVALUATION OF EFFECTIVENESS
PROGRAM GOAL 1: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS.	
<p>1. CODE ENFORCEMENT</p> <p>Objective: Enforce and expand, where necessary, the property maintenance provisions embodied in the California Green Building Code and Zoning Ordinance in order to conserve and improve the quality of housing units in the City.</p>	<p>Effectiveness: During the 2014-2021 planning period, the City opened 6,555 cases pertaining to property maintenance. Examples of code violations include households living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, illegal conversion of garages, and unsafe electrical work. Approximately 93 percent of those cases were closed and properties were brought up to code to meet quality housing standards. On an annual basis the City allocates approximately \$295,000 of CDBG and General funds toward the enforcement of the Bellflower Municipal Code relating to property maintenance and zoning in low-moderate income areas, as well as slum/blighted areas. Code Enforcement is also responsible for proactively identifying substandard and deteriorating housing units and taking appropriate actions to ensure correction of deficiencies or removal and or replacement of those units which cannot be rehabilitated. From 2015-2021, 1,671 housing units were pro-actively inspected which exceed the 5-Year Strategic Plan objective of 350 housing units.</p> <p>Appropriateness: To ensure maintenance of the existing housing stock and to ensure safe and adequate housing, the City will continue its Code Enforcement Program, providing ongoing inspection services to review code violations on a survey and complaint basis.</p>



HOUSING ELEMENT PROGRAM	EVALUATION OF EFFECTIVENESS
<p>2. HOUSING REHABILITATION</p> <p>Objective: Address property, structural, and energy/water conservation improvements for special needs, and low- and moderate-income homeowners in the City. Annually, the City anticipates that 10 grants or loans during the planning period will be administered based on funding availability.</p>	<p>Effectiveness: The City’s Economic Development Department administers the Housing Improvement Program which offers loans and grants to homeowners in the form of Fix-It Grants, Low Interest Deferred Loans, and Mobile Home Grants. The program, funded by HOME funds from HUD, provides qualified applicants with a loan or grant to complete qualified repairs. The program funds activities including, but not limited to: electrical repairs, roofing, railings, windows/doors, water heater, exterior painting, smoke detectors, and items pertinent to meeting health and safety standards. Typically, approximately \$250,000 of HOME funds are allocated to assist up to 4 low- or moderate-income households annually. During the 2014-2021 planning period, 6 single-family residences and 16 mobile units were rehabilitated via the City’s Home Improvement Program.</p> <p>Appropriateness: Based on current available funds and the provisions of the Homeowner Improvement Program, the City will provide funds to assist in the rehabilitation of a minimum of 20 housing units during the planning period. The City will also work to prepare and maintain a current housing condition survey of all housing units within the City, including the number of units in need of rehabilitation and replacement.</p>



HOUSING ELEMENT PROGRAM	EVALUATION OF EFFECTIVENESS
<p>3. MONITOR AND PRESERVE AFFORDABLE HOUSING</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Maintain a list of affordable units in the City including affordability information • Collect information on units without deed restrictions to encourage the establishment of an affordability covenant. • Continue to pursue partnership opportunities with nonprofits to preserve and expand affordable housing in the City. • Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation including gap funding for nonprofit housing developers as intermediaries and for rental subsidy assistance. 	<p>Effectiveness: City updates and maintains list of affordable housing units annually pursuant to the requirements of AB 987 (Health and Safety Code Section 33418). During the 2014-2021 planning period, three low-income units on 9921 Flora Vista St. were at-risk of conversion; however, these units are ownership units and therefore did not require an analysis of the cost of preservation versus replacement.</p> <p>Appropriateness: There are no units at-risk of conversion during the 2021-2029 planning period, however, the City will continue to monitor units at risk of conversion and work to preserve these units as permanently affordable through various funding programs (i.e. tax credit financing). This program will be included in the 2021-2029 Housing Plan.</p>



HOUSING ELEMENT PROGRAM	EVALUATION OF EFFECTIVENESS
<p>4. ENERGY EFFICIENT DESIGN</p> <p>Objectives:</p> <ul style="list-style-type: none"> • City will review ordinances and recommend necessary changes to encourage energy efficient housing design that are consistent with State regulations. • Encourage energy conservation measures as required by building codes. • Promote energy efficient buildings per the City's Climate Action Plan. • Encourage maximum utilization of Federal, State and local government programs (Energy Savings Assistance Program and Energy Upgrade). • Encourage residents to use programs to implement energy efficient designs. 	<p>Effectiveness: City refers residents and project applicants to the County's HERO program. Qualified applicants are referred to the City's Home Improvement Program. Additionally, projects requiring discretionary approval are required to implement standards from Climate Action Plan as part of their approval process. The City has an artificial turf pilot program and continues to process and approve proposals for drought tolerant landscaping. During the planning period 858 solar permits were issued throughout the City and 11 EV stations were permitted.</p> <p>During the program period, the City approved Ord. 1340 which expedited and streamlined the permit process for electric vehicle charging stations per GC Sec. 65850.7 Additionally, the City also accomplished the following: a) Certain areas in the City participate in the Open Property Assessed Clean Energy (PACE) Program; b) The roof for the Aquatic Center Locker Rooms was reconstructed to be more energy efficient; and c) allow installation of solar panels in accordance with State requirements.</p> <p>In 2015, the City also approved Resolution No. 15-63 that established Parkway Landscape Design Guidelines to allow for the use of water-efficient and drought-tolerant landscape materials in the parkway to enable the City to meet the 25 percent reduction in potable urban water use mandated by the State Water Resources Control Board (SWRCB).</p> <p>Appropriateness: The City will continue to encourage homeowners and landlords to incorporate energy conservation strategies when initiating new construction and improvement projects. This program will be included in the 2021-2029 Housing Plan.</p>



PROGRAM GOAL 2: PROVIDE A VARIETY OF HOUSING TYPES TO ACCOMMODATE SPECIAL NEEDS GROUPS AND ALL ECONOMIC SEGMENTS OF THE CITY.

5. SECOND UNITS

Objectives:

- Based on previous planning periods, it is reasonable to expect 10-15 second units to be constructed during the planning period.
- Throughout the planning period, the City will inform eligible property owners of the potential to construct second units through updated handouts and information on the City's website.

Effectiveness: In September 2017, the City approved Ordinance 1345 which provided greater flexibility for development of accessory dwelling units, formerly referred to as "second units" in accordance with State law. The City informed eligible property owners of the incentives to construct second unit through updated handouts and information on City website. From September 2014 to September 2020, 27 ADU's were processed and approved.

In September 2020, the City Council approved Ordinance 1401, which established Chapter 17.17 of the Zoning Code to provide more flexibility for ADUs. The ordinance was intended to increase opportunities for ADUs by: removing requirements regarding minimum lot size, reducing rear setback requirements, adjusting the allowable maximum and minimum square footage for ADUs and the number of ADUs per lot and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations. Since the adoption of Ordinance 1401, over 70 ADU's projects have been permitted.

The City continues to review and approve ADUs in accordance with State law, which streamlines the approval process.

Appropriateness: The City has complied with State law to recognize second units (now known as accessory dwelling units) as an affordable housing option and continues to expedite the processing of these applications. The City will review the new State requirements and update the Zoning Code where necessary. This program will be included in the 2021-2029 Housing Plan.



6. DENSITY BONUS

Objective:

- Inform and encourage developers to utilize the density bonus program by promoting the program on the City’s website and by offering Staff assistance at City Hall.

Effectiveness: The City has revised the density bonus provisions in the Zoning Ordinance to completely with current State requirements. Since the last Housing Element, the City has approved one affordable housing development at 8809 Ramona Street in partnership with Habitat for Humanity. The project applied for and was approved for a Conditional Use Permit, Precise Plan to deviate from the 2/3 rule, Tentative Map to allow the development of six (6) condominium units on the subject site measuring approximately 13,104 square feet. The application also utilized the Density Bonus ordinance for development concessions to address parking, front yard setbacks, and building separation requirements, as permitted by BMC Chapter 17.41 and State law.

Appropriateness: This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. This program will be included in the 2021-2029 Housing Plan.

7. SENIOR HOUSING ZONING

Objective:

- The City will continue to offer incentives to developers to facilitate the development of senior housing.
- Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City’s website.

Effectiveness: In 2016, City staff met with developers to discuss the potential to develop a 51-unit senior housing development at 10036-10044 Alondra Boulevard. Throughout 2017, the City continued to work with the developer in constructing the senior housing development, however the project has not obtained entitlements and affordability was undetermined.

In 2019, the City conducted a HOME monitoring visit for the Bellflower Senior Terrace project which is a senior affordable housing complex with 179 affordable rental units, 11 of which are HOME units.

Appropriateness: This program is essential to the development of affordable units for the City’s growing population of senior citizens. This program will be included in the 2021-2029 Housing Plan.



8. ALTERNATE ASSISTED LIVING HOUSING MODEL

Objectives:

- Facilitate the development of the assisted living alternative housing models through flexible zoning regulations.
- Continue to provide appropriate standards to encourage development of senior housing.
- Promote alternative housing models during discussions with developers.
- Assist in the development of an assisted living facility.
- Actively promote outside funding opportunities and regulatory incentives such as density bonuses to offset the costs of providing affordable units.

Effectiveness: The City's current Zoning Code provides for flexible parking standards compared to traditional higher density residential projects. Particularly, affordable housing projects can benefit from these incentives (Bellflower Municipal Code Section 17.41). During the planning period, no applications were received for alternative assisted living, however a homeless shelter was established in the City via the adoption of the CENTZ overlay zone.

Appropriateness: The City will continue to provide flexible parking standards and flexibility to promote alternative assisted living models, however this program will not be included in the 2021-2029 Housing Element.



9. INCENTIVES FOR LARGE MULTI-FAMILY UNITS

Objective: To increase the number of affordable multi-bedroom units to accommodate larger low-income families.

Effectiveness: During the reporting period, the City adopted various policies/plans that facilitate the development of large multi-family units and rewards development that provides affordable housing. In response to the previous housing element, the City implemented the BAMU Overlay Zone as an incentive for lot consolidation which may result in larger multi-family units. In 2017, the City approved Ord. 1346 to allow specified multi-family residential units to be permitted by right via a development review process rather than as conditional uses. In 2019, the City approved the TOD Specific Plan, which regulated future development around a future transit station. To facilitate future development, including residential, the TOD Specific Plan designated specified areas for mixed use development. These mixed use areas will allow for residential development at a higher density than other areas in the City. It is expected that larger multi-family units can be built in these areas in the future. During the planning period, three mixed use projects were constructed, however they did not include deed-restricted units.

Appropriateness: Providing incentives for multi-family developments can be an effective tool to promote a variety of housing opportunities, however this program will be combined with Program 6, Density Bonus, which requires incentives to be provided.

10. LOS ANGELES COUNTY PARTNERSHIP

Objective: Increase resident awareness about housing programs offered by the County by advertising them on the City's website and by offering Staff assistance at City Hall.

Effectiveness: City can offer information to the public about County programs such as the HERO (Home Energy Renovation Opportunity). Efforts to notify the public are made wherever possible (i.e. flyers, brochures). City refers residents to the County when they inquire about program.

The Section 8 program, administered by the Los Angeles County Housing Authority, provides opportunities for very low-income households to rent units at affordable rates. Eligible renters made use of the Section 8 program as funds were available. The program is run by Los Angeles County, which does not maintain statistics separately for the City of Bellflower's corporate boundaries. According to the Housing Authority, 635 vouchers were leased to Bellflower residents as of 2019.

Appropriateness: The City will continue and expand this program to include all programs that are administered by the County. This program will be included in the 2021-2029 Housing Plan.



PROGRAM GOAL 3: MINIMIZE THE IMPACT OF GOVERNMENTAL CONSTRAINTS ON HOUSING PRODUCTION AND AFFORDABILITY.

11. REMOVE DEVELOPMENT CONSTRAINTS

Objective:

- The City will review development standards, to ensure that the development of lower-income housing is not constrained.
- Amend the development code to address all constraints identified in Section 5 of the Housing Element.
- Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the multi-family zone and the new Mixed Use Overlay.

Effectiveness: As part of the City's ongoing effort to support development, the City approves Specific Plans and Planned Development Projects which allows for flexibility of traditional development standards, often requiring less parking in order to accommodate a higher density. In 2016, the City processed and approved one Specific Plan and one Planned Development. The City also complies with the State requirement relating to Density Bonuses, by granting higher densities and lowering of parking requirements.

The City, in October 2017, approved Ord. 1346 to allow specified multi-family residential units to be permitted by right vi a Development Review process rather than as conditional uses.

The City, in September 2017, approved Ord. 1345 which provided greater flexibility for development of accessory dwelling units in accordance with State law. In 2018, the City approved a Code Amendment to the A-E Agricultural Estate Zone to remove the distance requirements to animal corrals.

On October 14, 2019, the City approved the TOD Specific Plan, which regulated future development around a future transit station. To facilitate future development, including residential, the Specific Plan allowed for administrative approval of future project plans. Administrative approvals reduce the City's review and approval timelines, which removes development constraints.

Appropriateness: The City will continue to review the Municipal Code on an annual basis and seek input from applicants and developers on potential constraints to the development of housing. This program will be included in the 2021-2029 Housing Plan.



**12. PLANNING AND
DEVELOPMENT FEES**

Objective: Continue to conduct review of planning and development fees to ensure fees are not excessive and are appropriate for cost of service.

Effectiveness: The City conducted a review of planning and development fees in 2012 to ensure fees are not excessive and are appropriate for the cost of service. The fee schedule was adopted by the City Council via Resolution 12-61. In 2015, the Economic Development Department conducted a CUP and business license fee study to ensure that the City's fee structure remains comparable with the surrounding cities. The study indicated that the City fees were comparable with surrounding cities. In 2016, the Planning and Building Services Department began the process for updating the fee schedule. Planning and Development fees were updated by the City in April 2017, per Resolution 17-16. A Fee Schedule Review was done again in July 2019.

Appropriateness: The City will continue to review their fee schedule bi-annually and seek input from applicants and developers on how costs impact the development of housing. This program will be included in the 2021-2029 Housing Plan.



13. PLANNED DEVELOPMENT OVERLAY DISTRICTS

Objective: Continue to encourage use of the Planned Development Overlay as a means to provide affordable housing through creative land use techniques.

Effectiveness: During the reporting period, the City received funding from Los Angeles County Transportation Authority (Metro) for the development of a new overlay zone, centering around a future rail station in the Downtown. City used resources to prepare the TOD Specific Plan which was approved in 2019. This TOD Specific Plan will facilitate development around a future transit station. To facilitate future development, including residential, the TOD Specific Plan included Mixed Use areas that allowed for higher residential densities than allowed in the City's Zoning Code. Affordable housing could be provided in these Mixed Use areas in the future. The TOD Specific Plan integrates land use regulations so that higher-intensity residential and commercial development activates the street and further creates a pedestrian- and transit friendly environment. This is accomplished through a system of overlay zones that are designed to incentivize this transition.

Development projects during the reporting period include: 2 development projects and most recently in 2018, 29 mixed use condos and 24 mixed use single-family units. As part of the 2021-2029 Housing Element the City is expecting to expand the overlay to include additional parcels to encourage and facilitate additional housing.

Appropriateness: As the City is nearly built-out, new opportunities for residential uses are encouraged through the creation of a new zoning district, by increasing residential building densities and ensuring that development standards facilitate rather than hinder development at the densities needed to provide housing affordable to lower-income residents, and recognizing the predominant lot sizes available for future development in the City. This program will be included in the 2021-2029 Housing Plan.



14. PRIORITIZE HOUSING PROGRAM ACTIVITIES

Objective: Focus programs on areas of greatest need, such as large families.

Effectiveness: The City used HOME funds to provide rehabilitation loans and grant monies to maintain and upgrade existing housing stock. The City’s Home Improvement Program, funded by HOME funds from HUD, provides qualified applicants with a loan or grant to complete qualified repairs. The program funds activities including, but not limited to: electrical repairs, roofing, railings, windows/doors, water heater, exterior painting, smoke detectors, and items pertinent to meeting health and safety standards. Typically, approximately \$250,000 of HOME funds are allocated to assist up to 4 low- or moderate-income households annually. During the 2014-2021 planning period, 6 single-family residences and 16 mobile units were rehabilitated via the City’s Home Improvement Program.

Appropriateness: The City has successfully allocated HOME and CDBG funds to maintain and upgrade the housing stock through the Housing Improvement Program. As this program is already included in the Housing Plan as Program 2, this program will be consolidated and not included in the 2021-2029 Housing Plan.



15. STREAMLINE PROCESSING

Objective: Continue efforts to streamline and improve the development review process and eliminate any unnecessary delays and restrictions in the processing of development applications.

Effectiveness: The City has instituted a Self-Certification Program. The Self-Certification Program allows Licensed Design Professionals to voluntarily self-certify building plans to expedite the issuance of building permits. The City has also eliminated the Development Review Board, which shortens project reviews.

The City, in August 2017, approved Ord. 1340 which expedites and streamlines the permit process for electric vehicles charging stations per GC Sec. 65850.7. Then in September 2017, the City approved Ord. 1345 which provided greater flexibility for development of accessory dwelling units in accordance with State law. A month later in October 2017, the City approved Ord. 1346 to allow specified multi-family residential units to be permitted by right via a development review process rather than as conditional uses.

In September 2020, the City also adopted Ordinance 1401 which established an application and streamlined the approval of ADUs and allowing JADUs.

In addition, the City approved the TOD Specific Plan, which regulated future development around a future transit station. To facilitate future development, including residential, the Specific Plan allowed for administrative approval of future project plans. Administrative approvals reduce the City's review and approval timelines, which removes development constraints. The administrative approval process is viewed as a streamlining mechanism for facilitating faster development approvals.

Appropriateness: The City will continue to review the Municipal Code on an annual basis and seek input from applicants and developers on how to streamline the approval process to facilitate the development of housing. During the 2021-2029 planning period the City will also explore the requirements of SB 35 to ensure they are compliant. This program will be included in the 2021-2029 Housing Plan.

16. WATER & SEWER SERVICE PROVIDERS

Objective: Submit the adopted Housing Element to local water and sewer providers for their review and input.

Effectiveness: The City submitted the adopted Housing Element to local water and sewer providers for their review and input. In 2019, the City accepted plan submittals for 2 new water wells from Liberty Utilities Water Company and the Bellflower-Sommerset Municipal Water Company.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.



17. FLOOD MANAGEMENT

Objective: Ensure that flood risks are considered when making land use decisions.

Effectiveness: The City updated the Safety Element on March 27, 2017. In 2017 and 2018, the City approved a Local Hazard Mitigation Plan which addressed flood management.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.



PROGRAM GOAL 4: PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS

18. FAIR HOUSING

Objectives:

- Continue to assist households through the Fair Housing Foundation, and continue to refer fair housing complaints to the Fair Housing Foundation.
- Based on historical performance, the City will assist approximately 2,775 individuals during the planning period.

Effectiveness: The City contracts with the Fair Housing Foundation of Long Beach to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. During the program period, approximately 1,061 individuals were assisted pursuant to this program. Their services promote Fair Housing practices between residents and landlords. Their services include: 1) Educating the public about Fair Housing Rights and Responsibilities; 2) Fair Housing Mediation and Counseling; 3) Investigating Discrimination, providing individual counseling information, conciliation and attorney referral and coordination of legal/administrative action. In 2018 and 2019, the City also entered into a Public Service Agreement with the Fair Housing Foundation to provide CDBG funding to promote equal housing opportunities and prevent housing discrimination. According to the City's 2015-2020 Consolidated Plan, there were approximately 966 individuals that were provided assistance via the City's partnership with the Foundation over the 5-year period.

Appropriateness: The City recognizes this program as an effective and efficient way for affected residents to obtain correct information regarding landlord/tenant regulations. This program will be included in the 2021-2029 Housing Element.

19. REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES

Objective: Provide information in public places regarding City's reasonable accommodation ordinance and Housing Rehabilitation Programs.

Effectiveness: The City offers home improvement programs that can provide for reasonable accommodations in owner-occupied housing. Program information is provided via public notice, public hearings, the Website, and at the Housing and Grants Counter in Bellflower City Hall. From 2015 to 2019, the City's Fair Housing Action Plan states that improvements have been made to 20 homes which meets 80 percent of the 5-Year Strategic Plan objective (25 homes).

The Bellflower Municipal Code Chapter 17.42 is available via website and describes the formal procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures, and to establish relevant criteria to be used when considering such requests.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.



20. FIRST-TIME HOMEBUYERS

Objective: Provide home ownership opportunities to first-time homebuyers on a case-by-case basis when funding is available.

Effectiveness:

The City provides assistance, utilizing HOME and CDBG funds, to first-time home buyers through its First-Time Homebuyer Program. Assistance includes down payment assistance loans including closing cost assistance; federal income tax credits, and below market rate loan programs. The City of Bellflower also participates in the federal Mortgage Credit Certificate (MCC) Program which is administered by the Los Angeles County Community Development Commission. The MCC program allows qualified first-time homebuyers to take an annual credit against their federal income taxes of up to 10 percent of the annual interest paid on the applicant's mortgage.

Due to elevated cost of housing in the City over the past 8 years, very few applicants who met the program's income qualifications requirements could qualify to purchase a home. Between 2015-2020 the City assisted 8 households, which exceed their goal of 4 households. This program was removed after the 2019-2020 fiscal year due to the inability to qualify low-income buyers. The high housing market and HUD low-income limits made it difficult for applicants to qualify.

Appropriateness: This program will not be included in the 2021-2029 Housing Element due to high housing costs and limited funding.

21. MORTGAGE CREDIT CERTIFICATE (MCC)

Objective: Advertise program availability.

Effectiveness: The MCC program is advertised in the City's First-Time Home Buyer's Program Brochure. No MCC's have been issued to homebuyers in the City. Though the MCC program is limited, it does provide an opportunity for lower-income households to become first-time home buyers. The City will continue this program as part of its County Partnership Program, aimed at distributing information about key County programs available to assist renters and homeowners

Appropriateness: Though the MCC program is limited, it does provide an opportunity for lower-income households to become first-time home buyers. The City will continue this program as part of its County Partnership Program, aimed at distributing information about key County programs available to assist renters and homeowners. This program will be combined with the County Partnership Program in the 2021-2029 Housing Element.



22. SECTION 8 RENTAL ASSISTANCE

Objective: Continue to provide assistance to households through continued participation in the Section 8 program and encourage rental property owners to register their units with the Housing Authority.

Effectiveness: Los Angeles County Administers Section 8. The City does not provide assistance through the Section 8 program. Eligible renters made use of the Section 8 program as funds were available. The program is run by Los Angeles County, which does not maintain statistics separately for the City of Bellflower boundaries. The City continued to provide contact information for Section 8 inquiries.

Appropriateness: The Section 8 program, administered by the County of Los Angeles, provides opportunities for very low-income households to rent units at affordable rates. The City will continue this program as part of a County Partnership Program aimed at distributing information about key County programs available to assist renters and homeowners. This program will be combined with the County Partnership Program in the 2021-2029 Housing Element.

23. HOMELESS ASSISTANCE

Objective: Expand transitional and temporary housing opportunities and support services within the area

Effectiveness: The City Successor Housing Agency draft guidelines using LMIHA Funds for a homeless prevention and rapid re-housing program pursuant to SB 341. The program took effect beginning January 1, 2016 and is administered through a local nonprofit called Kingdom Causes Bellflower. The Homeless Prevention and Rapid –Re-Housing Program is renewed at the end of each Fiscal Year.

In 2018, the City accomplished the following:

- (a) Cities of Bellflower and Paramount collaborated on a grant application and were approved to receive Measure H funding from Los Angeles County for the development of individual homeless action plans;
- (b) City conducted a City Council Study Session concerning homelessness;
- (c) City entered into a Public Services Agreement with Kingdom Causes Bellflower to provide CDBG funding for employment and training;
- (d) City entered into license agreement with People Assisting the Homeless (PATH) for use of City's property;
- (e) Develop a homeless plan with PATH in accordance with the LA County Homeless Initiative (Measure H);
- (f) Renew Homeless Prevention and Rapid Re- Housing Services with Kingdom Causes Bellflower; and
- (g) Enter into agreement with City Net to provide homeless prevention and rapid rehousing services.



On September 23, 2019, the City entered into a Settlement Agreement to care for the homeless population and enforce the City's anti-nuisance regulations. With the Settlement Agreement, the City began planning for the construction of a temporary homeless shelter. The City also prepared a new chapter in the Zoning Code to allow for an area within the M-1 District to accommodate a temporary shelter, called the "Court-Enforced Neutral Tenancy Zone (CENTZ).

On November 15, 2019, the Los Angeles Board of Supervisors directed the transfer of \$700,000 from the Fourth District's Provisional Financing to the Department of Health Services for the future Bellflower Shelter/Interim Shelter, and instructed the Director of Health Services, in coordination with the Housing for Health Program, to work within existing delegated authority to enter into any work orders or other contractual agreements necessary to facilitate the construction and operation of the Bellflower Shelter/Interim Shelter. The City's New Hope Temporary Shelter provides transitional and temporary housing and support services to the homeless. The shelter is currently operated by Mercy House, which also serves as a supportive services coordinator assisting residents with transportation, counseling, and other applicable services and programs.

In 2019, the City provided assistance for the development of a 3-bedroom ADU unit with a multi-purpose room and kitchen for low-income women with substance abuse problems and at risk of becoming homeless.

The City also allocates approximately \$25,000 of CDBG funds annually to Kingdom Causes to offer employment opportunities through its Good Soils Industries program to residents at the Shelter. The Program assists in hiring residents that are unemployed by providing on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless.

According to the City's 2015-2020 Consolidated Plan, the City assisted 158 households with decent and affordable housing during the planning period, far exceeding their goal of 35. This assistance is provided through the Homeless Prevention and Rapid Re-Housing program funded with Housing Successor Agency Low and Moderate Housing Funds.

Appropriateness: The City will continue to offer homelessness assistance utilizing CDBG and HOME funds. This program will be included in the 2021-2029 Housing Element.



24. HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Objective: Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the South-Central Los Angeles Regional Center within 1-year of Housing Element adoption.

Effectiveness: A few developers have reached out to the City that are interested in developing housing for persons of developmental disabilities. Due to limited funding sources, the City did not proceed with any housing development for people of developmental disabilities.

Appropriateness: The City will continue to partner with the Harbor Regional Center to understand the need for housing for individuals with developmental disabilities. This program will be included in the 2021-2029 Housing Element.



PROGRAM GOAL 5: IDENTIFY ADEQUATE SITES TO ACHIEVE HOUSING VARIETY

25. ENSURE ADEQUATE SITES TO ACCOMMODATE THE RHNA

Objectives:

- Prepare and adopt the BAMU Overlay Zone to allow for the development of high density, mixed use and residential developments.
- Make the vacant and underutilized residential sites inventory available to nonprofit and for-profit housing developers on the City's website.

Effectiveness: The BAMU Overlay Zone has been completed. In addition, City continues to process Specific Plan Projects that allow for mixed use developments of commercial & residential uses where residential uses would normally not be permitted. In 2016, the City approved one Specific Plan. In 2019, the City included the BAMU into the City's TOD SP. The Specific Plan is also encouraging mixed use opportunities in various planning areas.

On October 14, 2019, the City approved the TOD SP, which regulated future development around a future transit station. To facilitate future development, including residential, the Specific Plan specified areas for mixed use development. These mixed use areas allows for higher residential densities than other areas in the city. It is expected that more affordable residential units, in accordance with the RHNA obligation, can be built in these areas.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.

26. LOT CONSOLIDATION

Objective: Encourage lot consolidation of smaller parcels to accommodate viable projects including a minimum of 16 units at a density of at least 30 dwelling units per acre or higher to comply with AB 2348.

Effectiveness: The BAMU Overlay Zone provides incentives for lot consolidation making larger projects more viable in the City.

In addition, projects requiring discretionary approval often includes condition of approval requiring that lot line adjustments for consolidation purposes be completed. No changes to the policy in 2018.

In 2019, the City processed a Mixed Use development within the TOD Specific Plan area that required consolidation of parcels to allow for 91 residential units and 14,750 SF of commercial.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.



**27. EMERGENCY AND
TRANSITIONAL/SUPPORTIVE
HOUSING**

Objective: Ensure that the housing need of all residents is met by providing opportunities for transitional and supportive housing, emergency shelters, including SRO units to be accommodated within the City.

Effectiveness: During the reporting period, the City completed a project with Little House, a local nonprofit, to develop/ rehabilitate a property for the creation of a 3-bedroom universally designed unit serving women with substance abuse problems and at-risk of being homeless. Separately, the City used Successor Housing Agency funds to start a Homeless Prevention and Rapid-Rehousing program. The program provides a one-time assistance through form of rental vouchers for people at-risk for eviction.

During the planning period, the City accomplished the following:

- a. Cities of Bellflower and Paramount collaborated on a grant application and were approved to receive Measure H funding from Los Angeles County for the development of individual homeless action plans;
- b. City conducted a City Council Study Session concerning homelessness;
- c. City entered into a Public Services Agreement with Kingdom Causes Bellflower to provide CDBG funding for employment and training;
- d. City entered into license agreement with People Assisting the Homeless (PATH) for use of City's property;
- e. Develop a homeless plan with PATH in accordance with the LA County Homeless Initiative (Measure H);
- f. Renew Homeless Prevention and Rapid Re- Housing Services with Kingdom Causes Bellflower; and
- g. Enter into agreement with City Net to provide homeless prevention and rapid rehousing services.

The City also enforced transitional and supportive housing through Bellflower Municipal Code 17.16.180.

Appropriateness: A program was included in the Housing Plan to monitor the zone(s) and parcels identified as appropriate to accommodate transitional/supportive housing and emergency shelters. This program will be continued in the 2021-2029 Housing Plan.

Appendix A: Community Outreach

Appendix B provides the materials used for community outreach activities as summarized in **Section 1.3, *Public Participation***.

1. Meeting Notice
2. Housing Quick Facts
3. Housing Element Frequently Asked Questions
4. Community Survey – tinyurl.com/bellflowerhe
5. Sample Social Media Posts

In addition a video on the Housing Element process was prepared and posted on the City's website –

<https://cms5.revize.com/revize/bellflowerca/Document%20Center/Department/Planning/Planning%20Division/Bellflower%20HE%20101%20Video.mp4>



CITY OF BELLFLOWER HOUSING ELEMENT

The City of Bellflower wants to hear from the Community. Share your feedback!



The City of Bellflower is updating its Housing Element, which is a component of the Bellflower General Plan. The success of this update relies on community engagement and input from members of the community. The following is a survey to identify needs, priorities, and challenges that residents may be facing as they relate to housing. Please help us by providing your input below. Thank you for your time.

Please complete the survey by May 7, 2021.

<http://tinyurl.com/bellflowerhe>

If you have any questions or would like additional information, please contact Sarah Walker at swalker@nationalcore.org





City of Bellflower Housing Element Update



Quick Facts about the City of Bellflower

The City of Bellflower is updating the Housing Element, one of the required sections of the Bellflower General Plan. The success of the update relies on community engagement and input.

When planning for the housing needs of a City, it is important to understand the demographic characteristics of the population (age, household size, employment, ethnicity), and the characteristics of housing (number of units, size, cost) to ensure needs are adequately addressed. The following is a summary of demographic characteristics identified through a variety of sources including the U.S. Census, the California Department of Finance, and the Southern California Association of Governments.



OVERVIEW

- Founded: 1957
- Size: 6.1 sq. miles
- Median age: 34.6
- Average household size: 3.29 persons
- Median household income: \$60,011



HOUSING

- Number of Dwelling Units: 25,097
- Number of Households: 23,240
- Owner-Occupied Households: 9,126
- Renter-Occupied Households: 14,114
- Median Property Value: \$520,000



POPULATION¹

- Total population: 78,110
- Race & Ethnicity composition
 - Caucasian: 31.6%
 - Asian: 12.8%
 - Black or African American: 13.3%
 - Hispanic: 55.9%
 - Other: 42.3%



SPECIFIC HOUSING NEEDS

- Female-headed Households (No spouse present): 6,790 (29% of all households)
- Senior Households (Age 65 and older): 8,267 (35% of all households)
- Extremely Low-Income Households: 6,634 (28% of all households)
- Disabled Individuals (age 18+): 6,314 (11% of all residents aged 18+)
- Homeless Individuals: 230 unsheltered



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Regional Housing Needs Allocation is an assigned housing allocation that the City of Bellflower will be required to plan for in the next housing cycle - from 2021-2029 - to accommodate its fair share of housing units. The allocation is based on housing needs for the City's current and projected population.



HCD distributes the State's housing need to all the regional councils of governments



For Southern California, SCAG distributes the region's housing needs to the local jurisdictions



Bellflower RHNA 2021-2029

INCOME GROUP	UNITS
Very low	1,015
Low	488
Moderate	553
Above moderate	1,679
Total	3,735

¹ 2019 American Community Survey, U.S. Census



City of Bellflower Housing Element



Frequently Asked Questions

What is a Housing Element and what does it contain?

Since 1969, California has required all local governments (cities and counties) to plan to meet the housing needs of everyone in the community through the development of a Housing Element. The Housing Element is a component of the General Plan and provides a strategy for promoting safe, decent and affordable housing. The General Plan is a city's blueprint for how it will grow and develop.

Per state law, the specific purposes of the Housing Element are to assess both current and future housing needs and constraints, and establish housing goals, policies and programs that provide a strategy for meeting the city's housing needs.

The current City of Bellflower Housing Element, adopted in 2013, identifies strategies and programs that focus on these five goals to satisfy housing needs:

- Maintain and enhance the quality of existing housing and residential neighborhoods;
- Provide a variety of housing types to accommodate special needs groups and all economic segments of the City;
- Minimize the impact of governmental constraints on housing production and affordability;
- Promote equal housing opportunities for all residents;
- Identify adequate sites to achieve a variety of housing.

When and why does the Housing Element need to be updated?

State law requires regular updates to the Housing Element to ensure relevancy and accuracy. These updates are required every eight years. The time from one update to the next is called a housing cycle. The upcoming sixth Housing Element cycle will cover the next eight-year planning period (2021-2029).

To comply with state law, the Bellflower City Council needs to adopt an updated element by October 2021. Following adoption, and as a final step, the updated element will require state review and certification.

What is the Housing Element Update Process?

The city will need to first update its previous Housing Element, then submit a draft to the California Department of Housing and Community Development (HCD) for review/approval. Depending on the state's response, the

city will either need to revise or proceed to adopt the updated Housing Element. Finally, the city will need to submit its adopted Housing Element back to HCD.

What is the Regional Housing Needs Allocation (RHNA) and what is the City of Bellflower's RHNA?

A huge component of the Housing Element update is the Regional Housing Needs Allocation. The RHNA is a representation of future housing need for all income levels in a region. Bellflower's RHNA for meeting regional housing needs is defined by the Southern California Association of Governments (SCAG) and the California Department of Housing and Community Development (HCD). More details about RHNA are available on SCAG's website at <https://scag.ca.gov/rhna>.

Providing housing to meet the needs of all income levels is critical to the social and economic health of a city. Bellflower is required to plan for its income-based housing allocation to address its share of southern California region's housing needs. Income groups include: "very low income" (<50% of the Los Angeles County annual median income (AMI)), "low income" (50-80% AMI), "moderate income" (80-120% AMI), and "above moderate income" (>120% AMI). The current AMI for Los Angeles County is \$77,300 for a family of four.

The table below shows Bellflower's allocation of housing units by income group for the upcoming sixth housing cycle. About 40% of the allocation must accommodate the housing needs of very low- and low-income families. In total, 3,735 housing units are needed to accommodate 2021 – 2029 growth for all income groups as estimated through the RHNA process.

City of Bellflower's 2021-2029 Regional Housing Needs Allocation (RHNA)	
Income Levels	Housing Units
Very Low Income (<50% AMI)	1,015
Low Income (50-80%AMI)	488
Moderate Income (80-120%)	553
Above Moderate Income (>120%)	1,679
Total Units	3,735



City of Bellflower Housing Element

The RHNA is required by California state law for every jurisdiction in the state and it is the responsibility of the City of Bellflower to track progress towards the building of these units during the 2021-2029 planning period (see the City's 2019 Housing Element Annual Progress Report).

Do cities build the housing units required by RHNA?

Building housing is the function of private developers. However, cities do adopt plans, regulations and programs that provide opportunities for how and where housing development can occur. Cities must ultimately ensure that sufficient land is zoned for housing to meet its share of regional housing needs.

What is Affordable Housing?

A sizeable portion of a city's housing need allocation will likely require housing for very-low and low-income households. Cities can plan and help remove barriers towards the development of affordable housing to meet its very-low and low-income housing requirements. Affordable housing refers to housing where residents pay no more than 30% of their incomes on rent or housing expenses. Affordable rental housing typically targets households earning less than 80% of the County's Area Median Income (AMI). A County's AMI varies by year and reflects the median income for households throughout the jurisdiction. In 2020, Los Angeles County's AMI was \$77,300 for a family of four. This means that a family of four with a household income of less than \$38,650 would be considered very low-income and \$56,550 would be considered low-income.

Why Update a Housing Element?

Without a certified Housing Element, the city would be ineligible to receive state grants or funding. The city would also be at risk for lawsuits for not working towards meeting their housing needs. Such lawsuits can be costly to the city; therefore, providing further economic and fiscal effects. If the city does not meet its adoption deadline, it

would need to prepare a new Housing Element in just four years and potentially face steep fines until a housing plan is adopted. Having an approved plan avoids these legal and costly challenges, helps preserve local control over land use decisions, and allows the city to apply for grants and funding to improve local infrastructure and housing.

How will housing locations be selected?

The updated housing plan will need to provide exact locations where future housing can be built and identify the potential number of homes that can be built at those locations. City regulations ensure housing is not located where sensitive habitats or other constraints occur. City policies, such as those in the General Plan, help to identify suitable housing sites. For example, one General Plan policy encourages mixed use developments, or homes affordable to very low, low, and moderate-income families, to locate near transit and transportation corridors. Sites will also be evaluated for financial feasibility and competitiveness based on existing funding sources offered for affordable housing (i.e. 9% low-income housing tax credits).

What about other important topics, like housing the homeless or the high cost of housing? Are those addressed in the Housing Element too?

Certainly. A Housing Element identifies issues, tendencies, and solutions for many topics, including homelessness and development constraints. The city's current Housing Element is a great resource to see demographic, housing, and other local trends that impact issues such as homelessness and high housing costs.

Where can I find more information?

For more information about the Bellflower Housing Element and what the city is doing to address the housing needs of its residents, please visit the City of Bellflower website: www.bellflower.org.





City of Bellflower
**HOUSING
ELEMENT UPDATE**

**The City of Bellflower wants to
hear from the Community.
*Share your feedback!***

**Complete the survey
<http://tinyurl.com/bellflowerhe>**

Please complete by April 15, 2021

**For questions or comments regarding the Housing
Element, please contact swalker@nationalcore.org**



Latest News Calendar



March 31, 2021

L.A. County Moves to the Orange Tier on Monday, April 5th



March 22, 2021

Volunteer on Patrol Program



March 22, 2021

Housing Element Survey



March 15, 2021

CA COVID-19 Rent Relief Available to Income eligible Households



March 08, 2021

Buy Bellflower Digital Gift Card Program Continues

[VIEW ALL](#)

Manage Page

- Bellflower City Hall
- Page
- News Feed (8 new)
- Updates (10k new)
- Business Suite
- Business App Store
- Events
- Resources & Tools
- Manage Jobs
- Notifications (41 new)
- Insights
- Publishing Tools

Bellflower City Hall

Sell Your Products
Put your products in front of millions of potential customers across...

Add Appointment Bookings
Display your services and availability so that people can book an...

Host Paid Online Events
Create online events that people can pay to access.

Post a Job
Find qualified candidates by posting job opportunities with your busine...

Insights (Last 28 days: Mar 3 - Mar 31)

- People Reached: 18,058 (+49%)
- Post Engagements: 4,381 (+45%)
- Page Likes: 59 (+48%)

Set Your Page up for Success
Finish setting up your Page so people on Facebook know you're a credible business. 11 of 13 steps completed.

City of Bellflower HOUSING ELEMENT UPDATE

The City of Bellflower wants to hear from the Community. Share your feedback!

Complete the survey <http://tinyurl.com/bellflowerhe>
Please complete by April 15, 2021

For questions or comments regarding the Housing Element, please contact swalker@nationalcore.org



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Appendix B: Housing Opportunity Areas

Appendix B provides detailed information of the Housing Opportunity Areas identified in **Section 6, *Housing Resources***. For each of the eleven Areas, a summary of the existing conditions, likelihood the Area will redevelop, financing potential, and information on the affordable housing development incentives and unit capacity. For each Opportunity Area, an aerial image showing the existing conditions as well as photograph's illustrating parcel uses are provided.



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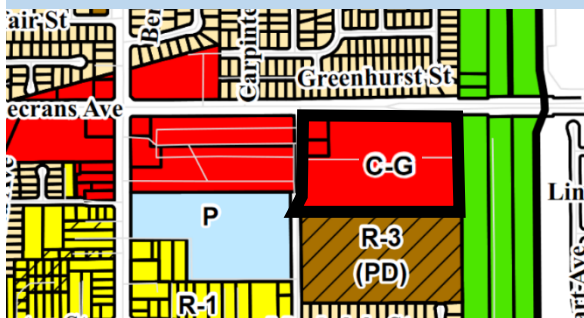


Opportunity Area 1 – Rosecrans-McNab

Area 1 - Aerial View of Existing Uses



Area 1 - Existing Zoning



General Plan Designation: General Commercial (C-G)

Zoning Designation: Commercial (C)

Acreage: 13.1 acres

TCAC Opportunity Resource Category: Moderate

Estimated Housing Potential: 196 units

Qualified Census Tract: No

Description: Opportunity Area 1 is comprised of three parcels totaling 13.1 acres located just south of Rosecrans Avenue adjacent to the San Gabriel River Trail in northern Bellflower. This Area is comprised of a former Kmart site with a few small retail spaces. Located in the northwest corner of Area 1 is a Mobile gas station on one parcel with a smaller vacant parcel to the south. The Kmart parcel and the smaller parcel adjacent to the gas station are under the same ownership and are both listed for sale on LoopNet as of June 1, 2021. The existing gas station was constructed in 1972 and has a land to improvement ratio of less than one. Developed in 1984, the Kmart parcel is just over 12 acres and the smaller parcel next to the gas station is less than a half acre in size. While the Kmart parcel has a land improvement ratio around one, the structures have been vacant and unimproved for several years due to the nationwide decline in demand for retail space. The smaller parcel next to the gas station has a land improvement ratio of zero which concurrently makes it highly suitable for sale and redevelopment. Surrounding this Opportunity Area are single family residential uses to the north, low density residential to the south, and commercial/retail uses to the west. The photos on the following page, illustrate existing conditions of the buildings and parking areas in the Area 1.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use and General Commercial (GC-1) zoning which does not allow for residential development. To facilitate the development of housing at a variety of income levels, all three parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The overlay zone provides flexibility in that future developers can either propose projects in accordance with the underlying zone or the overlay classification or a mixed use development. The redesignation and application of the overlay to the parcels, is likely to facilitate the development of a mixed use project with ground floor retail below several stories of residential that would complement the surrounding uses and could be developed in one or two phases.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 1, it was assumed that 50 percent of the land area could accommodate new residential development. The remaining 50 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing towards residential development over non-residential development. Given recent development trends in the City, a maximum density of 30 units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 30 du/ac, Area 1 can easily accommodate at least 197 new housing units. This density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential housing units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 1 along Bellflower Boulevard are within a Moderate Resource area, but adjacent to a High Resource Area across Rosecrans. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, this Area was analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, this Area would likely max out the amenity points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. The Area is also situated along the Norwalk Transit System – Route 1 – Rio Hondo/Bellflower with headways every 30 minutes.

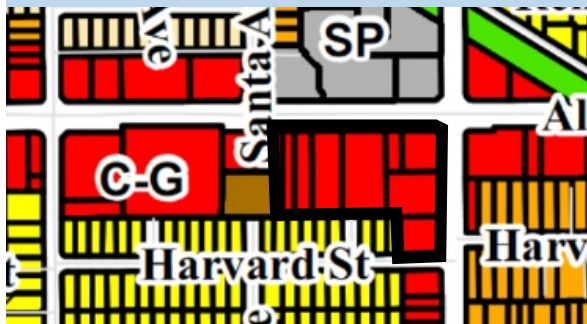


Opportunity Area 2 – Clark-Alondra

Area 2 - Aerial View of Existing Uses



Area 2 – Existing Zoning



General Plan Designation: Commercial (C)

Zoning Designation: General Commercial (G-C)

Acreage: 3.8 acres

TCAC Opportunity Resource Category: Moderate

Estimated Housing Potential: 56 units

Qualified Census Tract: No

Description: Opportunity Area 2 is comprised eight parcels totaling 3.8 acres located on the southwest corner of the intersection of Alondra Boulevard and Clark Avenue, north of the 91 Freeway. Area 2 is currently developed with retail and service uses, including shops and restaurants, in single-story stand-alone buildings, with large surface parking areas tucked behind. All the parcels included in this Area are less than an acre in size and were developed between 1946 and 1969. The highest land to improvement ratio of the parcels is 0.59 and none of the parcels have seen any significant improvements over the years, making them prime for redevelopment. Two parcels are currently under the same ownership which could help facilitate consolidation. Area 2 is surrounded by single family residential to the south, multi-family residential to the north, and a mix of commercial and retail uses to the east and west. The photos on the following page, illustrate existing conditions of the buildings and parking in the Area 2.



Land Use Regulations: The City's General Plan Land Use map shows this Area designated for Commercial (C) land uses. The Area is also zoned General Commercial (G-C) which does not currently allow housing as a permitted use. To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The overlay zone provides flexibility in that future developers can either propose projects in accordance with the underlying zone or the overlay classification. The redesignation and application of the overlay to the parcels, is likely to facilitate the development of a mixed use project with ground floor retail below several stories of residential that would complement the surrounding uses and could be developed in a single phase.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 2, it was assumed that 50 percent of the land area could accommodate new residential development. The remaining 50 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing towards residential development over non-residential development. Given recent development trends in the City, a maximum density of 30 dwelling units per acre was assumed. With a proposed density of up to 30 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 56 new housing units. This density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households and units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in Area 2 are within and surrounded by Moderate Resource areas. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, this Area was analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, this Area would likely max out the amenity points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. The Area is also situated along the Norwalk Transit System – Route 1 – Rio Hondo/Bellflower with headways every 30 minutes, in close proximity to the Bellflower Bike Trail, and just north of the future Metro Bellflower station along the West Santa Ana Branch Corridor.

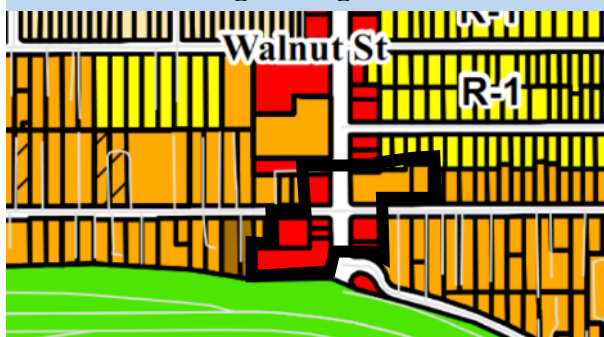


Opportunity Area 3 – Clark-Park

Area 3 - Aerial View of Existing Uses



Area 3 – Existing Zoning



General Plan Designation: Commercial (C) and Medium Density Residential

Zoning Designation: Multiple Residential

Acreage: 3.5 acres

TCAC Opportunity Resource Category: Moderate

Estimated Housing Potential: 53 units

Qualified Census Tract: No

Description: Opportunity Area 3 is comprised of nine parcels totaling 3.5 acres located at the intersection of Park Street and Clark Avenue, just north of the Artesia 91 Freeway, a major arterial highway that intersects the City of Bellflower. Area 3 is currently developed with commercial, retail, and hospitality uses, including a restaurant, church, and motel in stand alone one- and two-story buildings with ample surface parking. The parcels identified in this Area were constructed from 1924 to 1986 and have land to improvement ratios of less than 1. Two pairs of parcels in this Area are owned by the same individual or entity which could help facilitate lot consolidation. One of such parcels is an underutilized Christian school that has not been improved and appears to be vacant. Out of the nine parcels, three are currently underutilized and two are existing surface parking lots which could position this Area well for redevelopment. Surrounding Opportunity Area 2 are primarily multi-family housing developments such as duplexes, triplexes, and low- to medium-density apartment homes built around the 1950s and 60s. This Area is located along Clark Avenue, which has transit, Long Beach Transit Routes 93 and 112, services, jobs, and other amenities. The photos below, illustrate existing conditions of the buildings and parking lots in the Area.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) and Medium Density Residential (M) land use designations for this Area. Parcels in Area 3 will The current zoning does not permit housing on the parcels currently zoned Commercial. However, the parcels zoned Medium Density Residential do allow for 100 percent residential uses. To facilitate the development of residential uses, the City would apply a housing overlay that will accommodate densities of up to 30 dwelling units per acre. This would allow Area 3 to support a mix of market rate and affordable housing. With the proposed density of up to 30 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development in a single phase.

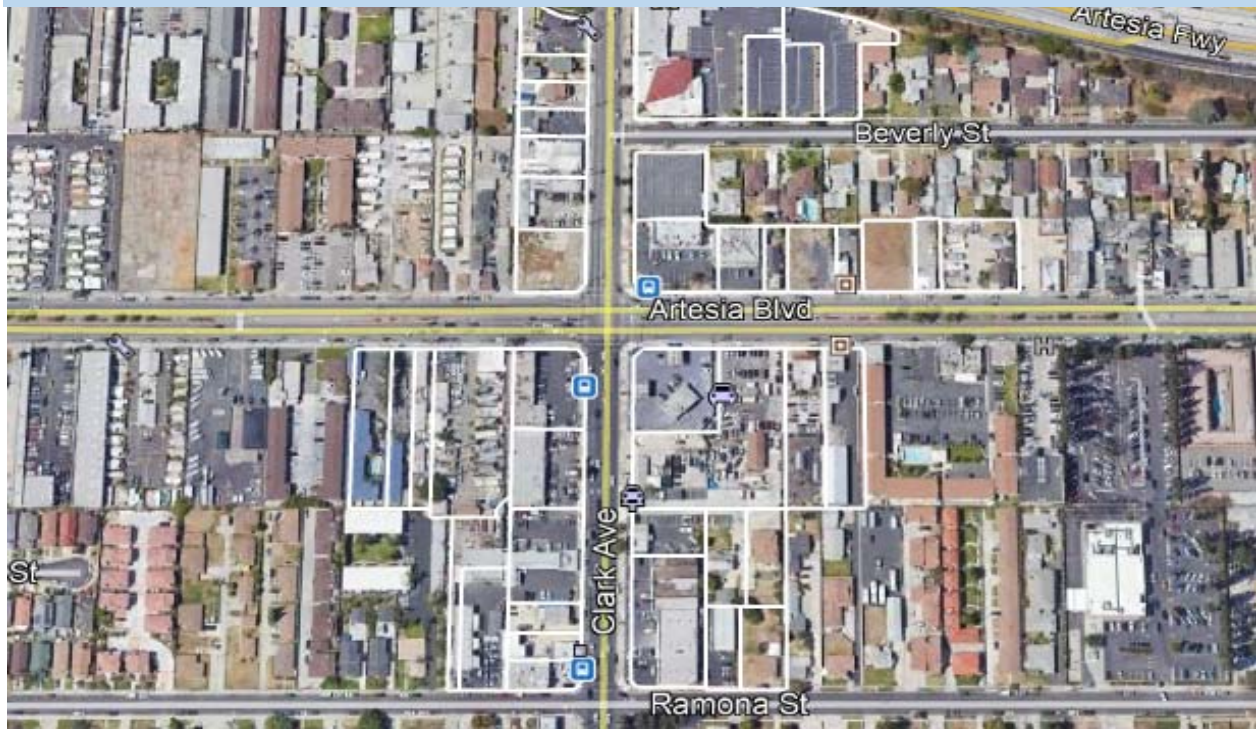
Capacity Assumptions: To determine the potential and realistic unit capacity for Area 3, it was assumed that 50 percent of the land area could accommodate new residential development. The remaining 50 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, a maximum density of 30 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 30 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 56 new housing units. This density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households and units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in Area 3 are within and surrounded by Moderate Resource areas. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, this Area was analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, this Area would likely max out the amenity points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. The Area is also situated along the Long Beach Transit System – Routes 93, 103, 112, and 191 with headways every 30 minutes.

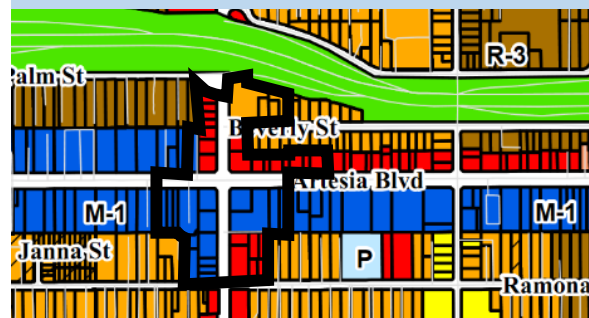


Opportunity Area 4 – Clark-Artesia

Area 4 - Aerial View of Existing Uses



Area 4 – Existing Zoning



General Plan Designation: Commercial (C) and Medium Density Residential

Zoning Designation: Light Industrial (M-1), General Commercial (G-C), Medium Density Residential (R-2)

Acreage: 13.5 acres

TCAC Opportunity Resource Category: Moderate

Estimated Housing Potential: 202 units

Qualified Census Tract: No

Description: Opportunity Area 4 is comprised of 42 parcels totaling 13.5 acres off Clark Avenue between Ramona and Palm Streets, just south of the 91 freeway. This Area is located in the southern portion of the City - outside of the Downtown Specific Plan area - and is mostly developed with stand-alone commercial buildings and surface parking lots. Existing uses onsite, include auto repair, tire service, and retail uses. Surrounding this Area is a mix of multiple-residential uses such as low-density apartment communities and triplexes. The majority of the parcels identified in Area 4 were constructed in the mid 1950's with a few constructed in the early 1900's and one in 1990. The average land to improvement ratio for Area 4 is less than 1, indicating that there has been limited investments made over the last several decades. Of the 42 parcels, 22 are owned by six distinct entities, four are surface parking lots, and three others are vacant which may help facilitate lot consolidation and positions the Area well for redevelopment.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) and Medium Density Residential (M) land use designations. The Area is currently zoned with a mix of Light Industrial (M-1), General Commercial (C-G), and Medium Density Residential (R-2) which limit multi-family housing development. To facilitate the development of residential uses, the City would apply a housing overlay that will accommodate densities of up to 30 dwelling units per acre. This would allow Area 4 to support a mix of market rate and affordable housing. With the proposed density of up to 30 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development in several phases potentially by the various corners around the intersection of Clark Ave and Artesia Blvd.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 4, it was assumed that 50 percent of the land area could accommodate new residential development. The remaining 50 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, a maximum density of 30 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 30 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 202 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in Area 4 are within and surrounded by Moderate Resource areas. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, this Area was analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, this Area would likely max out the amenity points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. The Area is also situated along the Long Beach Transit System – Route 93 with headways roughly every 30 minutes.



Opportunity Area 5 – Bellflower/Alondra

Area 5 - Aerial View of Existing Uses



Area 5 – Existing Zoning



General Plan Designation: Specific Plan

Zoning Designation: Specific Plan

Acreage: 24.9 acres

TCAC Opportunity Resource Category: Low and Moderate Resource

Estimated Housing Potential: 1,245 units

Qualified Census Tract: Yes

Description: Opportunity Area 5 is comprised of 52 parcels totaling 24.9 acres located near the intersection of Alondra and Bellflower Boulevards, two major arterial roadways that intersect the center of the City. Area 5 is just north of the planned Bellflower Metro station and within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD SP). The Area is currently developed with a mix of commercial and retail uses, including shops, restaurants, and strip malls in single-story stand alone buildings. There are also multiple parcels developed with single family homes that are considered non-conforming uses. The average parcel size for this Area is about half an acre and most parcels have a land to improvement ratio of less than one which indicates little investment in this Area has occurred over the last several decades. The majority of the structures in this Area were constructed in the mid 1950's with a few exceptions. Based on the age of the structures and the low land-to-improvement value ratios this Area is ripe for redevelopment. The photos below, illustrate existing conditions of the buildings in Area 5.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) and High Density Residential (H) land use designations. Area 5 is located within the TOD Specific Plan, and zoned for General Commercial (C-G), Multiple Residential (R-3), and Medium Density Residential (R-2), but is also within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone which permits mixed use development. To facilitate increased residential uses, the City will remove Area 5 from the BAMU, and apply the existing Mixed Use Transit Overlay Zone-A of the TOD Specific Plan. The Mixed Use Transit Overlay Zone-A permits up to 100 units per acre, which is appropriate to facilitate market rate and affordable housing development around the future transit station, including a potential development utilizing Affordable Housing Sustainable Communities (AHSC) program funding. It is likely developments may have non-residential uses on the ground floor with residential above.

Capacity Assumptions: To determine the realistic unit capacity for Area 5, it was conservatively assumed that 50 percent of the land would be for residential uses. The remaining 50 percent was discounted to account for non-residential development and/or if a portion of the Area does not redevelop. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in surrounding jurisdictions, a maximum density of 100 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 100 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 1,245 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located to the west of Bellflower Boulevard along Alondra Boulevard are within a Moderate Resource area and the parcels to the east of Bellflower Boulevard are within a Low Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes, such as educational attainment, earnings from employment, and economic mobility for residents. The entire Area is within a Qualified Census Tract (QCT) and was also analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, all of the parcels in this Area would like maximize QCT and amenities points on a 9% LIHTC application.

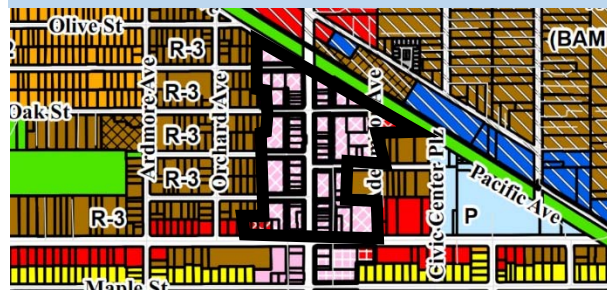


Opportunity Area 6 – Bellflower Flora-Vista

Area 6 - Aerial View of Existing Uses



Area 6 – Existing Zoning



General Plan Designation: Specific Plan

Zoning Designation: Specific Plan

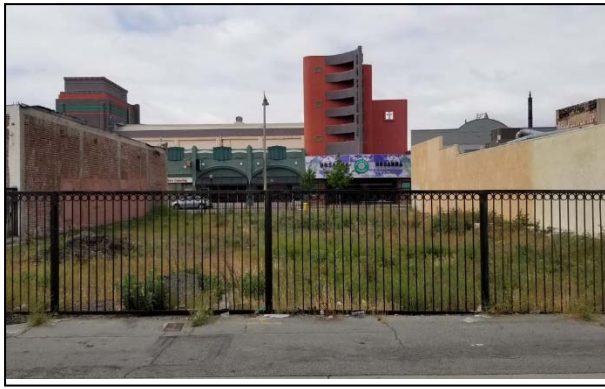
Acreage: 14.0 acres

TCAC Opportunity Resource Category:
Moderate Resource

Estimated Housing Potential: 700 units

Qualified Census Tract: No

Description: Opportunity Area 6 is comprised of 65 parcels totaling 14 acres located at the intersection of Flower Street and Bellflower Boulevard, just north of Artesia Freeway 91 and south of the Bellflower Bike Trail. Area 6 is just south of the planned Bellflower Metro station and within the Downtown Bellflower TOD Specific Plan. The Area is currently developed with commercial, retail, and mixed uses, including shops and restaurants, in single-and-multi-story buildings as well housing above ground floor retail uses. Parcels not fronting Bellflower Boulevard are primarily developed as surface parking lots. Several parcels in this Area are owned by the City of Bellflower. Other groups of parcels are under common ownership which can help facilitate the acquisition and lot consolidation process. Many of the structures in this Area were constructed prior to 1960 and have not been significantly improved which provides a great opportunity for redevelopment. Located just south of the future transit station and within the City’s planned towncenter, this Area is well suited to redevelop into various high density mixed uses to maximize housing potential near high quality transit.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) and High Density Residential (H) land use designations. Area 6 is located within the TOD Specific Plan, and zoned for Town Center Area (TC-1) and General Commercial (GC-1), but is also within the Bellflower Village North Overlay Zone (BV-N) which permits mixed use development. To facilitate increased residential uses, the City will remove Area 6 from the BV-N, and apply the Mixed Use Transit Overlay Zone-A of the TOD Specific Plan. The Mixed Use Transit Overlay Zone-A permits up to 100 units per acre, which is envisioned to provide opportunities for true mixed use development in the Downtown with residential uses to support ground floor retail and offices uses. The applicable density is suitable to facilitate market rate and affordable housing development south of the future transit station, including providing a great opportunity to leverage certain funding sources such as Affordable Housing Sustainable Communities (AHSC) program funding.

Capacity Assumptions: To determine the realistic unit capacity for Area 6, it was assumed that 50 percent of the Area could accommodate residential uses. The remaining 50 percent was discounted to account for non-residential development and/or if a portion of the Area does not redevelop. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in surrounding jurisdictions, a maximum density of 100 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 100 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 700 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 6 along Bellflower Boulevard are within a Moderate Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes, such as educational attainment, earnings from employment, and economic mobility for residents. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, the based on a preliminary survey, all of the parcels in this Area would likely maximize QCT and amenity points on a 9% LIHTC application. The Area is also situated along the Long Beach Transit System – Routes 91 and 93, and Norwalk Transit System Route 1 with headways roughly every 30 minutes.



Opportunity Area 7 – Bellflower-Flower to 91 Fwy

Area 7 - Aerial View of Existing Uses



Area 7 – Existing Zoning



General Plan Designation: Specific Plan, Commercial (C)

Zoning Designation: Specific Plan

Acreage: 16.2 acres

TCAC Opportunity Resource Category: Moderate Resource

Estimated Housing Potential: 324 units

Qualified Census Tract: No

Description: Opportunity Area 7 is comprised 71 parcels totaling 16.2 acres along Bellflower Boulevard, just north of the 91 Freeway. This Area is south of the planned Bellflower Metro station and some parcels fall within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD Specific Plan). Area 7 is currently developed with commercial and retail uses, including shops, restaurants, and office buildings in single-story stand alone buildings with ample surface parking. Most parcels in this Area measure less than a 0.25 acres in size which would require lot consolidation to increase redevelopment feasibility. This is possible, as several groups of parcels are under common ownership. With most structures in this Area built prior to 1970, the average land to improvement ratio is well below 1. Area 7 is one of the key downtown/town-center target areas for the city of Bellflower and is enriched with nearby amenities as well as high quality transit.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for this Area. Within the Specific Plan, parcels north of Park Street are zoned for Town Center Area (TC-1) and Town Center Area 2 (TC-2). The area north of Park Street is also within the Bellflower Village Overlay Zone (BV) which permits mixed use development. To facilitate increased residential uses, the City will annex all parcels in Area 7 into the TOD Specific Plan area and will zone the entire Area, Mixed Use Transit Overlay Zone-B. The Mixed Use Transit Overlay Zone-B permits up to 40 units per acre, and is envisioned to provide opportunities for true mixed use development with residential uses above ground floor retail and offices uses.

Capacity Assumptions: To determine the realistic unit capacity for Area 7, it was assumed that 50 percent of the Area could accommodate residential uses. The remaining 50 percent was discounted to account for non-residential development and/or if a portion of the Area does not redevelop. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in the City, a maximum density of 40 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 40 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 324 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 7 along Bellflower Boulevard are within a Moderate Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, based on a preliminary survey, all of the parcels in this Area, they would likely maximize amenity points on a 9% LIHTC application. Given the Area's proximity to high quality transit and it being classified as a Disadvantaged Community (DAC), there is a great opportunity for public-private partnerships to further transit-oriented mix use development along this corridor. The Area is also situated along the Long Beach Transit System – Route 91 with headways roughly every 30 minutes.

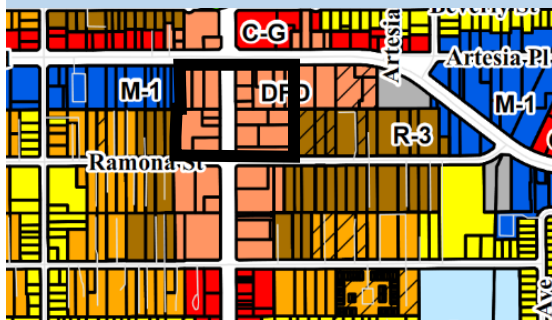


Opportunity Area 8 – Bellflower-Artesia

Area 8 - Aerial View of Existing Uses



Area 8 – Existing Zoning



General Plan Designation: Industrial (I), Commercial (C)

Zoning Designation: Design for Development (DFD)

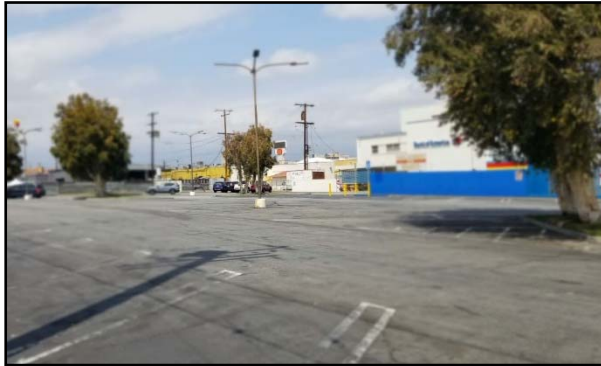
Acreage: 8.7 acres

TCAC Opportunity Resource Category: Moderate

Estimated Housing Potential: 175 units

Qualified Census Tract: No

Description: Opportunity Area 8 is comprised of 20 parcels totaling 8.7 acres located south of Bellflower Boulevard and Artesia Boulevard, near the 91 Freeway. The Area is currently developed with commercial, industrial, and retail uses, including shops and restaurants in single-story stand alone buildings and strip malls. Within this Opportunity Area, there are a number auto repair shops and used car sale businesses that appear dilapidated and/or underutilized. Large portions of the Area are also utilized as surface parking, primarily along the rear of retail and commercial businesses off Bellflower Boulevard. These parcels were identified for redevelopment as the structures onsite were constructed in the 1950's and have an average land to improvement ratio of 0.6. Based on the low land-to-improvement value ratio, age of structures and low densities, this Area offers great potential for redevelopment. Additionally, one of the parcels is also owned by the City which could further facilitate the development of deed-restricted units. Surrounding Opportunity Area 8 are a mix of multi-family housing developments and older individual retail storefronts.



Land Use Regulations: The City's General Plan Land Use map shows Medium Density Residential (M) and Commercial (C) land use designations for this Area. The Area is zoned for Design for Development (DFD) which seeks to attract high sales tax generating retail uses that can benefit from high freeway accessibility. To facilitate the development of residential uses, the City would apply a housing overlay that will accommodate densities of up to 40 dwelling units per acre. Given the recent shift in market demands – increased residential and decreased non-residential – largely due to COVID-19 and the shift to online sales, this Area will benefit from the introduction of residential uses. The application of a housing overlay would allow Area 8 to support a mix of market rate and affordable housing. With the proposed density of up to 40 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development over ground floor retail in two or three phases.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 8, it was assumed that 50 percent of the land area could accommodate new residential development. The remaining 50 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, a maximum density of 40 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 40 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 175 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 8 along Bellflower Boulevard are within a Moderate Resource area. This Area does not fall within a QTC, however a preliminary survey of the Area, showed that all of the parcels would likely maximize the amenities points on a 9% LIHTC application. Area 8 is also situated along the Long Beach Transit System – Route 91 with headways roughly every 30 minutes and the Metro Bus Route 130.

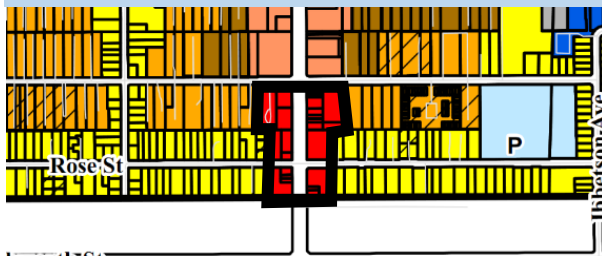


Opportunity Area 9 – Bellflower-Artesia

Area 9 - Aerial View of Existing Uses



Area 9 – Existing Zoning



- General Plan Designation: Commercial (C)
- Zoning Designation: General Commercial (C-G)
- Acreage: 6.3 acres
- TCAC Opportunity Resource Category: Moderate Resource
- Estimated Housing Potential: 126 units
- Qualified Census Tract: No

Description: Opportunity Area 9 is comprised of 23 parcels totaling 6.25 acres located off Bellflower Boulevard, between Cedar Street and Rose Street, just south of the 91 Freeway. This Area is currently developed with commercial, residential, and recreational uses including shops, restaurants, auto-related uses, and a mobile home park, in single-story stand alone buildings and strip malls. Most of the retail and commercial uses front Bellflower Boulevard and were developed from the 1940's through the 1970s and many of the retail spaces are vacant. Several groups of parcels in this Area are under common ownership which could facilitate lot consolidation. Most of the parcels included in this Area have not been improved in at least a few decades resulting in a land to improvement ratio of less than 1. Based upon the age of the structures, the low land-to-improvement ratios, large surface parking lots, and vacancy rate of the retail spaces, this Area is ready for redevelopment and could accommodate high intensity uses.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for Area 9. The applicable zoning is General Commercial which does not support residential uses. To facilitate the development of residential uses, the City would apply a housing overlay that will accommodate densities of up to 40 dwelling units per acre. Given the recent shift in market demands – increased residential and decreased non-residential – largely due to COVID-19 and the shift to online sales, this Area will benefit from the introduction of residential uses. Surrounding Opportunity Area 9 there is a combination of multi-family residential uses including duplexes, triplexes and other detached multi-family residential options. This Area is also not far from the City's planned towncenter, close to transit and in close proximity to various neighborhood-serving amenities. With the proposed density of up to 40 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development over ground floor retail, likely in two phases.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 9, it was assumed that 50 percent of the land area could accommodate new residential development. The remaining 50 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, a maximum density of 40 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 40 units per acre, this Area can accommodate at least 126 new housing units. The applied density is appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 9 are within a Moderate Resource area. This Area does not fall within a QTC, however it is classified as a Disadvantaged Community (DAC) which provides additional funding opportunities. A preliminary survey of the Area, showed that all of the parcels in this Area would likely maximize the amenities points on a 9% LIHTC application. Area 9 is also situated along the Long Beach Transit System – Route 91 with headways roughly every 30 minutes and the Metro Bus Route 130.

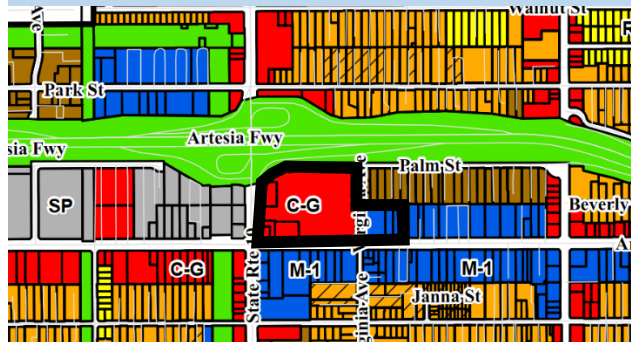


Opportunity Area 10 – Lakewood-Artesia

Area 10 - Aerial View of Existing Uses



Area 10 – Existing Zoning



General Plan Designation: Commercial (C) and Industrial (I)

Zoning Designation: General Commercial (C-G) and Light Industrial (M-1)

Acreage: 13.8 acres

TCAC Opportunity Resource Category: Moderate

Estimated Housing Potential: 200 units

Qualified Census Tract: No

Description: Opportunity Area 10 is comprised of ten parcels totaling 13.8 acres located off of Lakewood Boulevard, just south of the 91 Freeway. This Area is currently developed with commercial and retail uses, including an underutilized shopping center, restaurants and auto-related businesses. Existing uses are predominantly single-story stand-alone buildings surrounded by surface parking. The largest parcel in this Area is Lakewood Plaza which is a sizable, 10.44 acres, and lost its anchor store, Stater Bros, several years ago. To the east of Lakewood Plaza, there are three parcels, totalling 2.5 acres, currently owned by the same owner and used for auto-related uses in single story detached buildings. Majority of the structures in this Area were constructed in the 1940s and 1970s, and have not been significantly improved over the years. With seven out of the 10 parcels having a land improvement ratio of less than 0.5 and several parcels operating under common ownership, there is a good potential for redevelopment in this Area. Surrounding Opportunity Area 10 are a number of underutilized or vacant sites as well as large narrow parcels accomodating multiple standalone residential dwellings.



Land Use Regulations: The City's General Plan Land Use map and Zoning map show the Area as designated and zoned for Commercial (C) and Industrial (I) land uses. To facilitate the development of residential uses, the City would apply a housing overlay that will accommodate densities of up to 30 dwelling units per acre. Given the recent shift in market demands – increased residential and decreased non-residential – largely due to COVID-19 and the shift to online sales, this Area will benefit from the introduction of residential uses. With the proposed density of up to 30 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development over ground floor retail, likely in two or three phases.

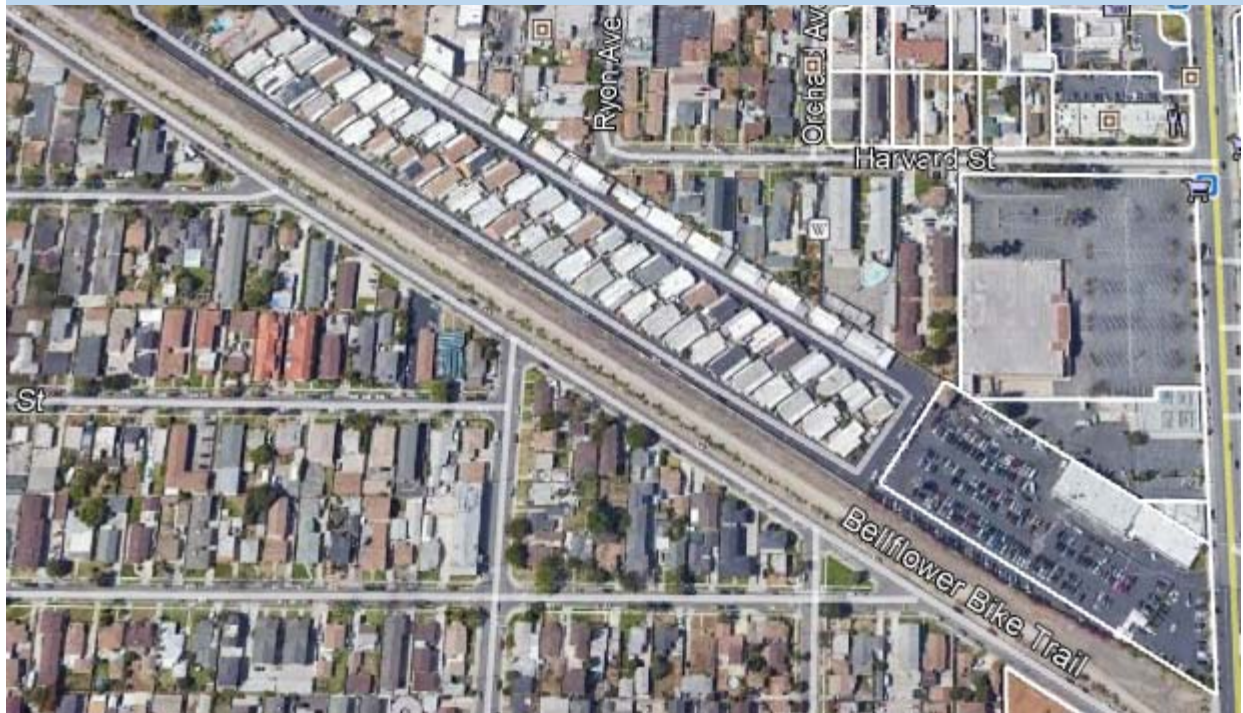
Capacity Assumptions: To determine the potential and realistic unit capacity for Area 10, it was assumed that 50 percent of the land area could accommodate new residential development. The remaining 50 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, a maximum density of 30 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 30 units per acre, this Area can accommodate at least 200 new housing units. The applied density is appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 10 are within a Moderate Resource area. This Area does not fall within a QTC, however it is classified as a Disadvantaged Community (DAC) which provides additional funding opportunities. A preliminary survey of the Area, showed that all of the parcels in this Area would likely maximize the amenities points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. Area 10 is also situated along the Metro Bus Route 130.



Opportunity Area 11 – Bellflower Station

Area 11 - Aerial View of Existing Uses



Area 11 – Existing Zoning



General Plan Designation: Specific Plan

Zoning Designation: Specific Plan - General Commercial (C-G) – Mixed Use Transit Overlay

Acreage: 7.2 acres

TCAC Opportunity Resource Category: Moderate

Estimated Housing Potential: 360 units

Qualified Census Tract: Yes

Description: Opportunity Area 11 is comprised of four parcels totaling 7.2 acres located off of Bellflower Boulevard, just north of the Bellflower Bike Trail. This Area is currently developed with commercial and retail uses, including an underutilized shopping center, industrial businesses, and older mobile home communities. Most existing uses are single-story stand alone buildings primarily surrounded by surface parking. The largest parcel in this area is a mobile home community which has plans for redevelopment under Metro’s Specific Plan for the future transit station. There is also a parking lot at the corner of Bellflower Boulevard and the Bike Trail which is where the future transit station will be built.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for Opportunity Area 11. Within the Specific Plan, Area 11 is zoned Mixed Use Transit Overlay which permits mixed use development regardless of underlying land use designation. The zoning permits up to 100 units per acre and identifies the site as a future transit station that could be combined with the development of residential units. This Opportunity Area is envisioned to be developed with transit related and supporting uses that will revitalize the corridor and serve as a hub for active living and transportation. The applicable zoning is appropriate to facilitate a combination of market rate and deed-restricted affordable housing to complement the future transit station, including development in 3-4 phases, some of which could be financed using Affordable Housing Sustainable Communities (AHSC) program funding.

Capacity Assumptions: To determine the realistic unit capacity for Area 11, it was assumed that 50 percent of the Area could accommodate residential uses. The remaining 50 percent was discounted to account for non-residential development and/or if a portion of the Area does not redevelop. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in surrounding jurisdictions, a maximum density of 100 dwelling units per acre was assumed for the realistic capacity calculations. With a proposed density of up to 100 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 360 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in this Area within a Moderate Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes, such as educational attainment, earnings from employment, and economic mobility for residents. The entire Area is within a Qualified Census Tract (QCT) and was also analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, all of the parcels in this Area would like maximize QCT and amenities points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities and bus stops for Metro Bus Route 130.